HOUSE OF COMMONS
LONDON SW1A 0AA

The Rt Hon Heidi Alexander MP
Secretary of State for Transport
Department for Transport
Great Minster House
33 Horseferry Road
London
SW1P 4DR

4 March 2025

Dear Heidi,

Re: Key Concerns Regarding the Lower Thames Crossing and Its Impact on Gravesham

I hope this letter finds you well.

I am writing to request a meeting to discuss the Lower Thames Crossing (LTC) and its potential impact on my constituents in Gravesham. While I recognise the government's commitment to the project and the broader benefits it aims to deliver, there remain significant concerns locally about the environmental, traffic, and economic implications of its construction and operation.

As mentioned, Gravesham Borough Council and I share deep concerns about the Lower Thames Crossing project, and the engagement from LTC and the CEO.

Below are some of the key concerns, but I have also attached a comprehensive briefing that Gravesham Borough Council pulled together that you might find useful context.

- **A skills and training hub in Gravesham to allow local people to take maximum advantage of construction job opportunities was promised**
    - The current DCO will look to record jobs created in a 20 mile radius - this includes half of London! I want to stress the lack of employment opportunities in Gravesham and the cost prohibitive travel costs so would call for another measure to include a 5 mile radius capture of people working on the LTC. This will shine a light on and evidence that local employment has been sought.
    - LTC are now looking to locate this in Maidstone, which is a huge betrayal for Gravesham, as there were talks about locating this in a new Leisure centre close to the site and link across the borough.

- **Free or discounted travel for Gravesham residents over both Thames crossings**
    - Despite positive high-level discussions, this ask has not been addressed by the LTC team.
    - Sadly Gravesham residents are not currently entitled to the reduced crossing price as the former MP failed to show at a meeting with DfT – perhaps this could be requested now?

- **Lack of public transport**
    - This scheme does not include public transport in its design and given the dire state of local buses and alternatives such as ferries to traverse North Kent and Essex we propose a small fraction of the tolls (such as 0.1p) to be ring fence to support public transport in the area. Such funds could be then spent on subsiding the Gravesend to Tilbury Ferry service. We have been working with businesses across and along the river and there is an appetite to invest in this service alongside a sustainable funding source.

- **Need for increased environmental improvements, such as tree planting**
    - A recent request for biodiversity enhancement/assessment through the Designated Funds programme was refused.
    - This is contrary to the biodiversity potential that could be secured on the recently purchased council owned sites at Hazell's Farm, through biodiversity net gain resulting from the LTC project.

- **Infrastructure needed to support the use of hydrogen as fuel**
    - Despite positive high-level discussions, this ask has not been addressed by the LTC team.

- **A proper supply of housing for LTC construction workers to avoid additional strain on the already stretched local housing market**
    - This will put a significant strain on an already incredibly stretched local housing market. LTC do not plan to provide/address housing for the duration of the project, unlike other significant projects.

I would be very grateful if you could review the attached and take these concerns into account ahead of the DCO. I remain opposed to the siting of the LTC in Gravesham, as reflected in the significant volume of casework I have received on this issue. There are alternative solutions, such as greater investment in public transport, increased freight use on railways, and better utilisation of the River Thames for transportation.

I'm keen to discuss this matter with you further at a time that suits you. Please let me know your availability, and I look forward to a productive conversation.

With best wishes,

[redacted]

Dr Lauren Sullivan MP
Member of Parliament for Gravesham

MAKING THE CASE FOR GRAVESHAM: EVIDENCE BASE

FINAL REPORT
OCTOBER 2023

Gravesham Borough Council

prd

prdweb.co.uk

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Introduction

Making the Case for Gravesham

This document is an evidence base to help Gravesham Borough Council (GBC) identify local priorities and inform decision-making for future regeneration projects and funding opportunities.

The evidence presented in this document is designed to support the development of a strategic vision for Gravesham. Spanning economic, social, place-based and housing-related indicators, this evidence benchmarks (where possible) the performance of Gravesham against four relevant geographies:

- Kent (County)
- Thames Estuary (Economic)
- South East (Region)
- England (National)

Sources of evidence are noted on each page. Government and official sources include the following:

- Office for National Statistics (ONS)
- Valuation Office Agency (VOA)
- Ministry of Housing, Communities and Local Government (MHCLG)
- Consumer Data Research Centre (CDRC)

Other evidence sources include GBC and publicly available documents, as attributed on each relevant page.

Recent Funding Opportunities

There have been several local growth funding opportunities available to local authorities in England in recent years. Potential funding sources for Gravesham projects have included:

- Future High Streets Fund (2018-2020)
- The Towns Fund (2019-2021)
- Community Renewal Fund (2021)
- Levelling Up Fund (2020-present)

Gravesend was not shortlisted as one of the priority places for either the Future High Streets Fund or Towns Fund.

The Community Renewal Fund focused on investing in skills, local businesses, communities and place and employment support. Gravesham was selected as a one of the top 100 priority locations, alongside Canterbury, Swale and Thanet also selected for Kent. This fund required application from Kent County Council as the lead authority. Combined with other local authorities, Gravesham successfully secured funding for:

- Kent and Medway Partnership for Enterprise, Food and Health (Gravesham, Swale and Medway) – £530k funding to bring sustainable food to local people via a community facility, business support facility and a market space.
- Kent Net Zero Pathway for Change (Canterbury, Gravesham and Thanet) - £500k towards SME support for carbon reduction advice via advice, innovation grants and funding to support decarbonisation

The Levelling Up Fund Rounds 1 and 2 have focused on areas and projects that meet the need for:

- Economic recovery and growth;
- Improved transport connectivity; and
- Regeneration.

Gravesham was identified as a Priority 1 location as part of this programme. However, the borough has been unsuccessful in its Round 1 and 2 bids for a regeneration project at St George's Square, Gravesend. No additional rounds of funding have been announced to date, but a third Levelling Up round is anticipated.

EXECUTIVE SUMMARY

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Headline findings

Gravesham's Economy

Gravesham's economy has experienced strong growth over the past decade. Average resident and workplace earnings are above regional and national averages, with strong business and employment growth.

However, the local economy faces challenges of low productivity, a high proportion of low pay jobs, low qualifications levels and high unemployment levels. Combined, these factors suggest a lack of suitable employment opportunities locally.

A high proportion of residents are living in relative poverty, with household incomes lowest in Gravesend and Northfleet. These areas also have the highest rates of residents claiming unemployment-related financial support.

Gravesham's Communities

Gravesham is an unequal borough in terms of health, with a clear north-south divide in child health, adult health, life expectancy and personal wellbeing.

Deprivation is concentrated in the northern parts of Gravesham in Gravesend and Northfleet, with some pockets of deprivation across southern and more rural communities.

Gravesham is home to an attractive natural environment, including the Kent Downs AONB and has strong transport connectivity to central London and beyond.

Gravesham has experienced an inflow of new residents from Outer London and Dartford, whilst some existing residents have moved out eastwards. This may be due to pricing increases that push some residents out of the borough.

Gravesham's Places

Town centre vitality in Gravesend could be strengthened, with low rents, the loss of anchor retailers and declining footfall in recent years.

There are also issues in the town centre related to perceptions of safety, with high incidences of crime in central locations. Survey results suggest that residents prefer to stay local or travel outside of the borough for leisure – particularly to Bluewater.

Communities in the north of the borough are more exposed to poor air quality due to Northfleet industrial area and the A2 trunk road.

There are lots of heritage and cultural assets across the borough, with the council strategies seeking to strengthen this offer.

Gravesham's Housing

Housing affordability is a challenge in terms of both purchase and rental. This has worsened in recent years relative to both resident and workplace earnings. The number of households on Gravesham's housing waitlist has increased in recent years.

Housing over-occupancy is a challenge across the borough, with it being particularly acute in social rented and private rented accommodation in Gravesham.

Historical housing delivery indicates that the borough is not keeping up with demand. This is partly due to reliance on a few key sites to deliver large numbers of homes on brownfield land in Gravesend and Northfleet, combined with increased development costs due to wider economic factors.

Cost of Living

Gravesham has a high proportion of low-income households in relative poverty. All household types are likely to be facing additional financial stress due to the impacts of the cost of living crisis on childcare, housing costs and energy costs; however these pressures will hit communities with the least economic resilience the hardest and will reinforce existing inequalities.

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GRAVESHAM'S ECONOMY

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Business and Employment

Gravesham is home to 4,085 businesses which support 35,000 jobs.

Gravesham's employment growth over the ten-year 2012-21 period has outstripped the rest of England, the South East, the Thames Estuary, and Kent, and only the the Thames Estuary has had a greater level business-count growth over the same period.

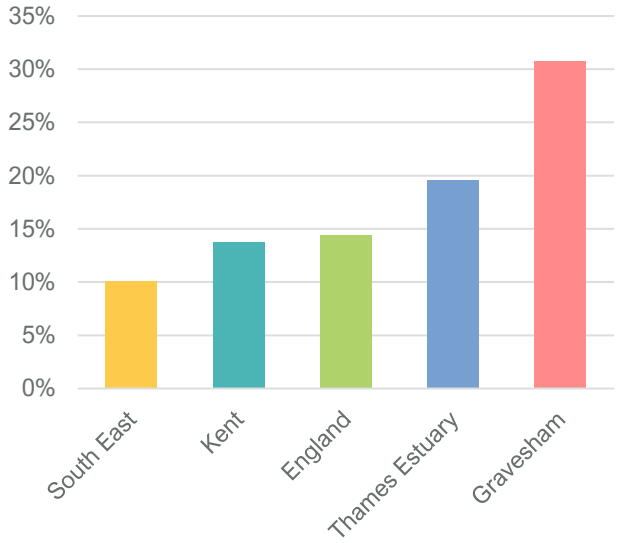
The food and drink sector is important, with the large employer PrepWorld located in the borough. There is also a manufacturing and engineering base (including Britannia Refined Metals, Kimberley Clark and Berkeley Modular).

Accommodation & food services (+100% or 1,750 employees) and business administration and support services (+100% or 2,500 employees) have seen the largest proportional growth in employment in the last ten years.

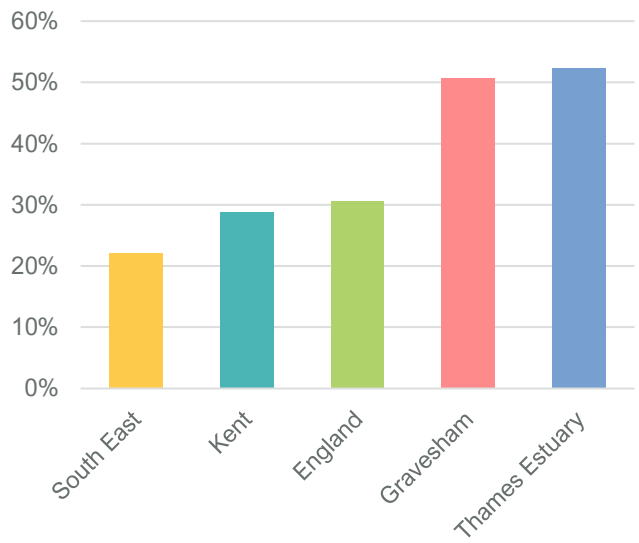
Upcoming developments Lower Thames Crossing and London Resort Theme Park are likely to have a large impact on the borough.

Source: ONS (2022). Business Register and Employment Survey; ONS (2022). UK Business Count.

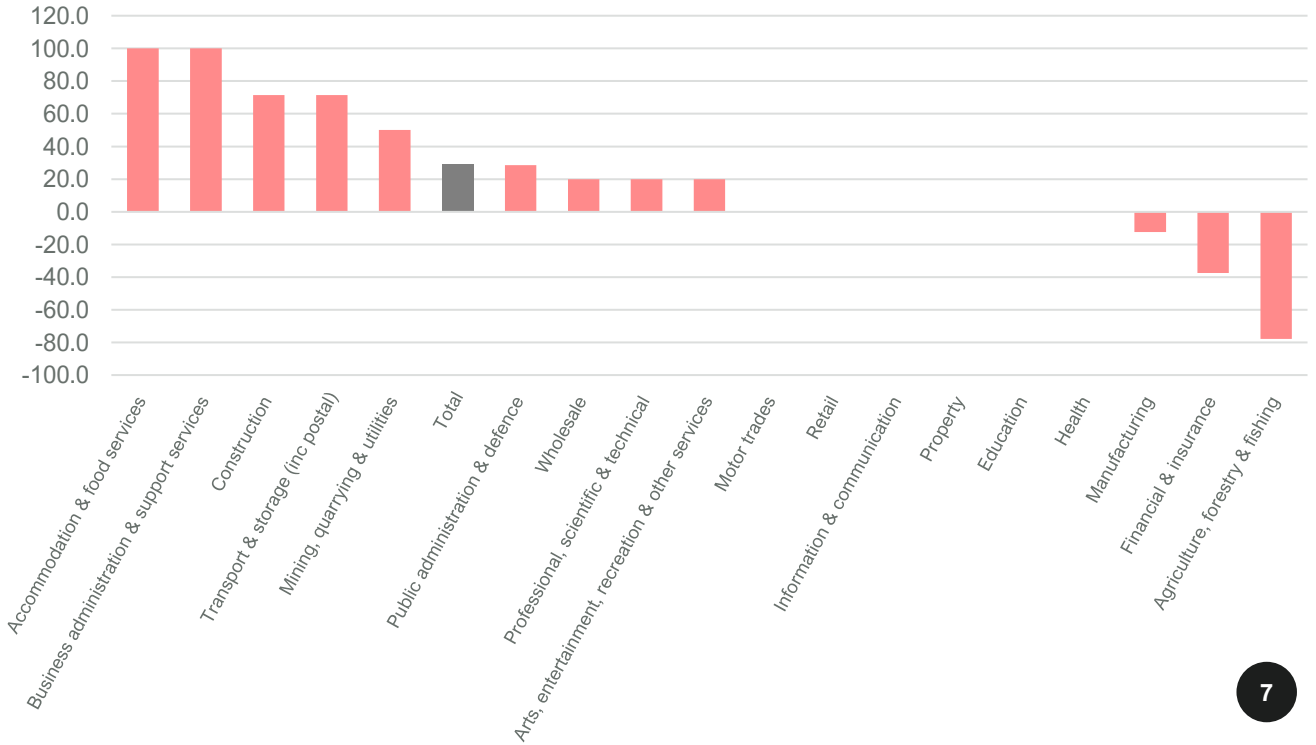
Employment Count Change, 2012-2021



Business Count Change, 2012-2022



Proportional change in employment by sector, Gravesham, 2012-2021



Productivity

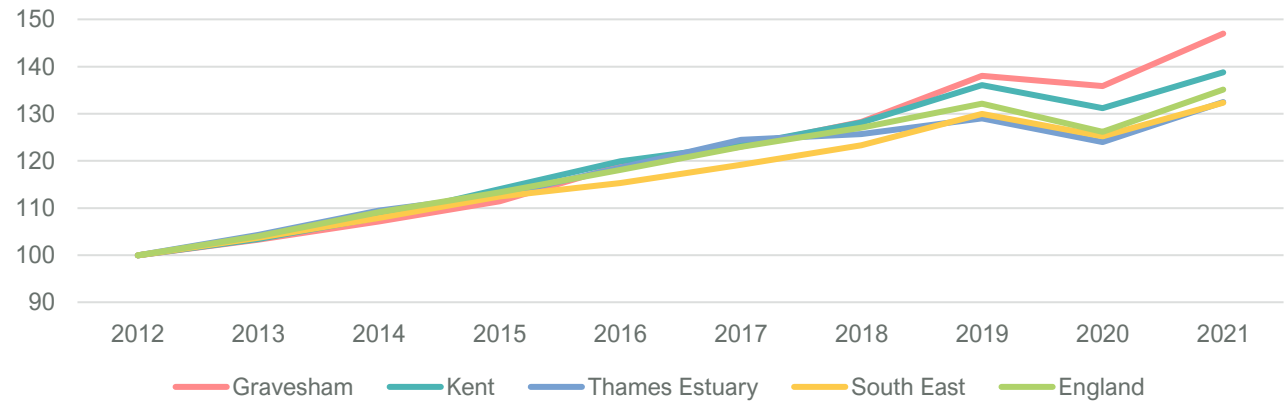
Gravesham generated £1.9 bn in economic output, measured by Gross Value Added (GVA) in 2021. This represents a +47% growth over the past decade, which is stronger than Kent (+39%), the Thames Estuary (+32%), South East (+32%) and England (+35%).

However, measured relative to Gravesham's resident population and number of jobs, the borough's performance is below average. Gravesham's GVA equivalent to £17.8k per resident in 2023, which is 31% lower than the Kent average (£25.7k) and lower than the averages for the Thames Estuary (£30k), South East (£32.5k) and England (£31.1k). Gravesham's lower productivity per resident is partly explained a large share of Gravesham's residents working in other boroughs.

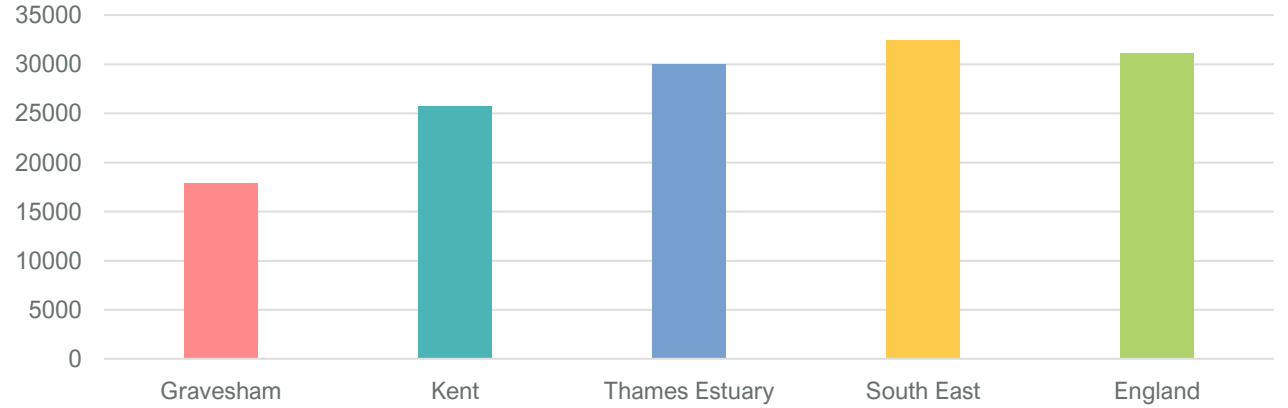
However, this lower productivity is also reflected in the GVA generated per filled job located in Gravesham. Each job in Gravesham generated £51.6k in GVA in 2021, which is also lower than all comparator areas including the Kent (£55k), Thames Estuary (£56.2k), the South East (£63.2k) and England (£59.3k). This suggests that Gravesham's sector mix is not delivering high value jobs.

Source: ONS (2022). Region by industry labour productivity.

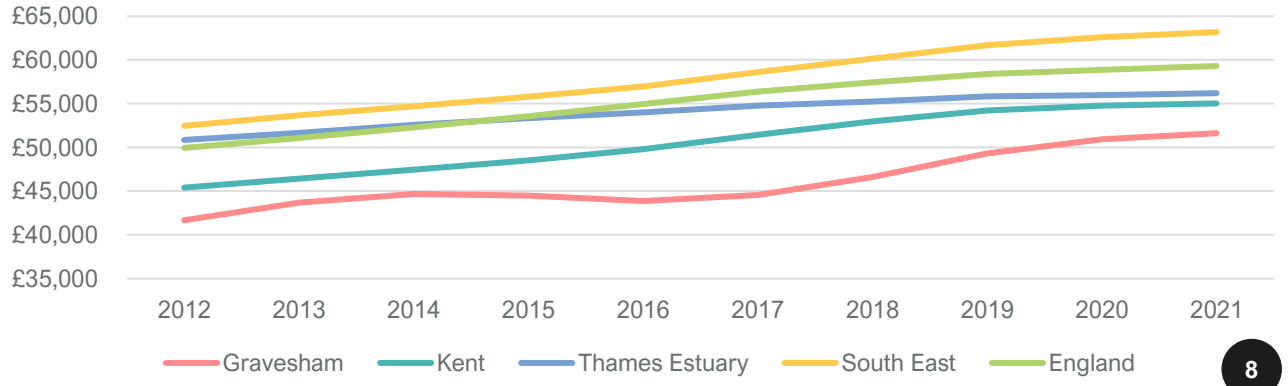
Proportional Change (%) in GVA in 2023 Pound (£) Values, 2012-21



GVA per capita in 2023 Pound (£) Values, 2021



GVA per filled job in 2023 Pound (£) Values, 2012-21



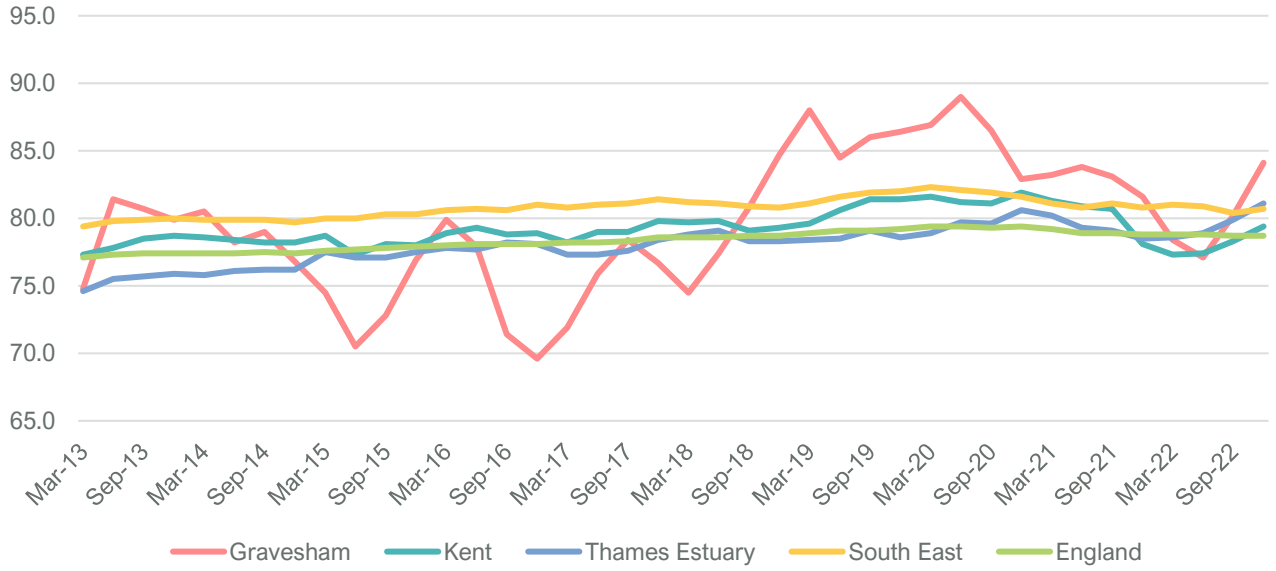
Economic Activity

The level of economic activity of Gravesham's residents has been variable over the past decade, ranging from lows of 69.6% in December 2016 to a high of 89.0% in June 2020. As of December 2022, 84.1% of Gravesham's residents aged 16 to 64 are economically active. This rate is higher than Kent (79.4%), the Thames Estuary (81.1%), South East (80.7%) and England (78.7%).

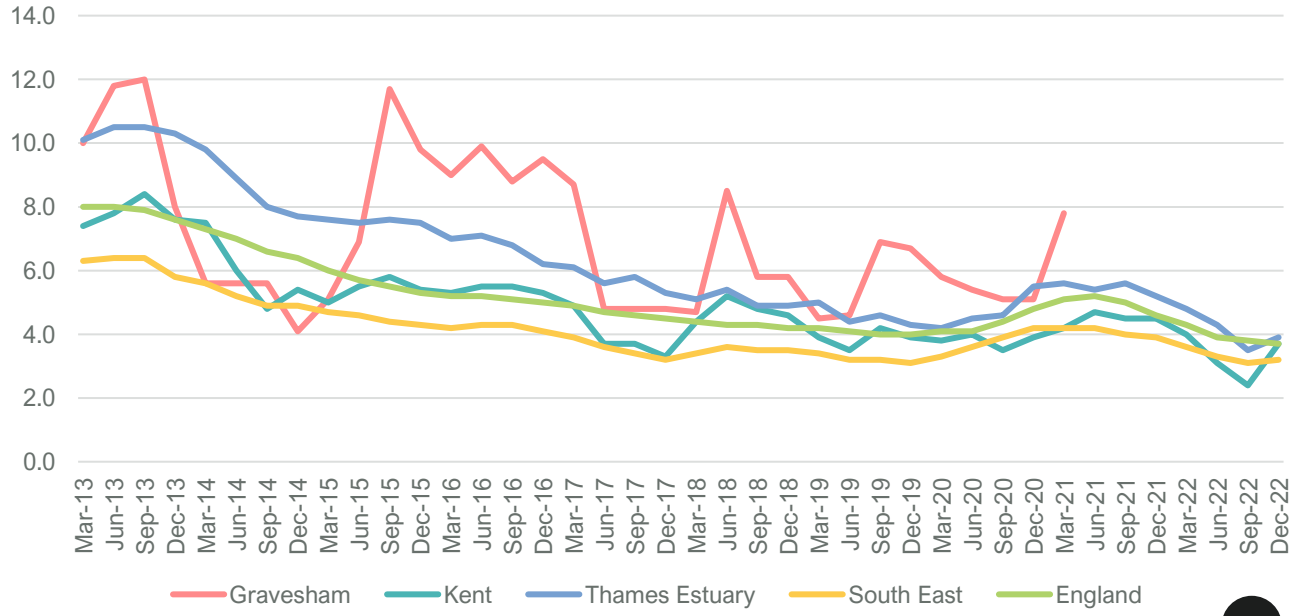
Gravesham's unemployment rate has also been variable over the past decade, ranging from lows of 4.1% in December 2014 to a high of 11.7% in September 2015. The most recently available data for unemployment in Gravesham is from March 2021. This recorded levels of unemployment equivalent to 7.8% of the population aged 16-64 which was notably higher than Kent (4.2%), the Thames Estuary (5.6%), South East (4.2%) and England (5.1%) at the time.

Source: ONS (2023). Annual Population Survey.

Economic Activity Rate (%), ages 16-64, 2013-22



Unemployment rate (%), ages 16-64, 2013-22

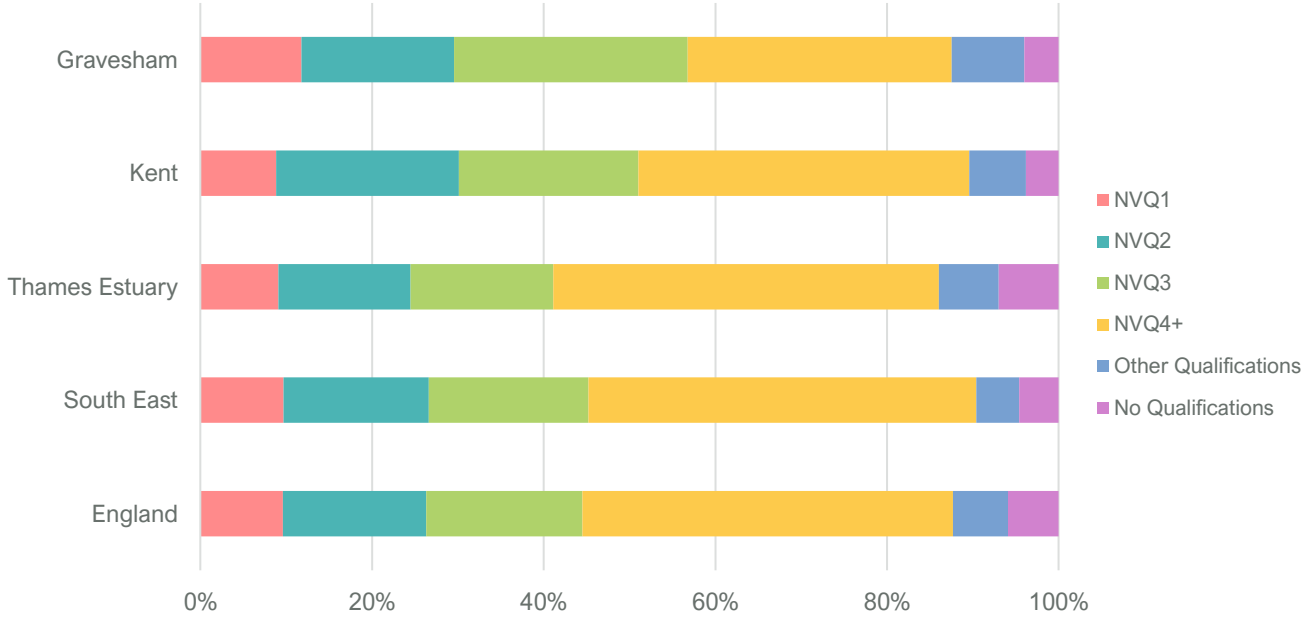


Qualifications and Occupations

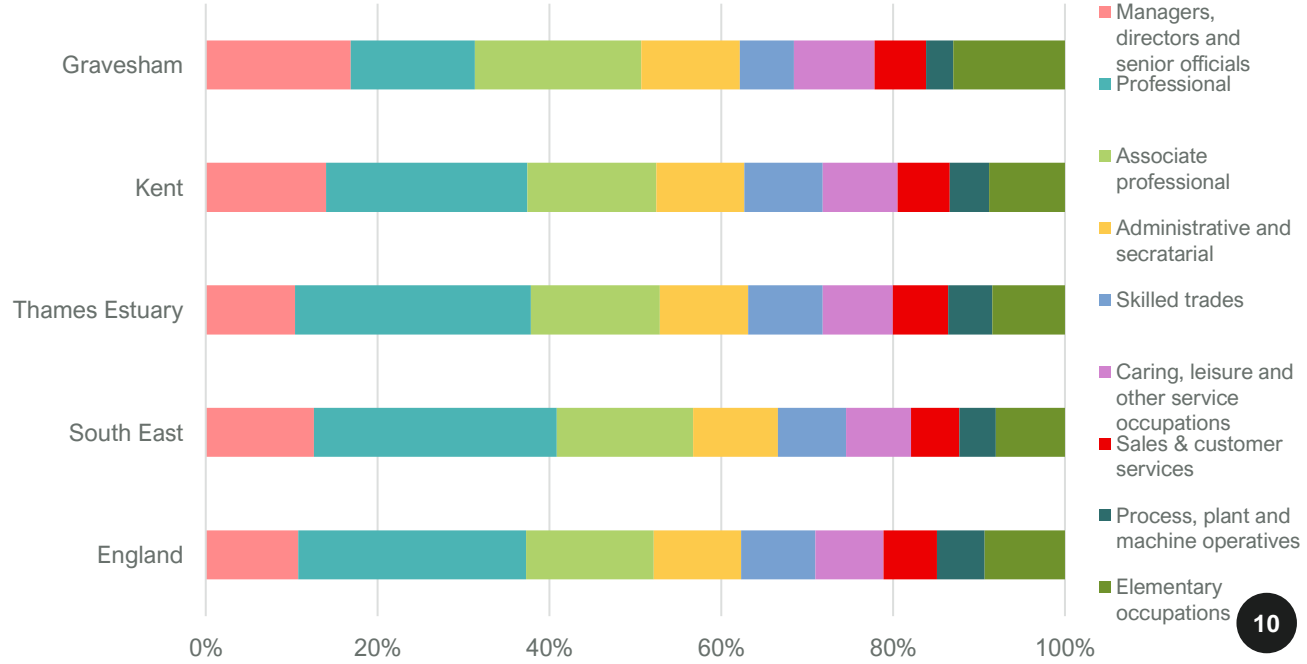
30.8% of Gravesham's residents are qualified to degree level and above (NVQ Level 4+) which is lower than Kent (38.5%), the Thames Estuary (45.0%), the South East (45.2%) and England (43.2%).

Gravesham also has a higher proportion of managers, directors, and senior officials (16.9%) than Kent (13.8%), the Thames Estuary (10.3%), the South East (12.5%), and England (10.7%). There are, however, a significantly lower proportion of employees in 'professional' occupations (14.5%) compared to Kent (23.1%), the Thames Estuary (27%), the South East (28.1%), and England (26.4%).

Highest Level of Education/Qualifications, 2021 (ages 16-64)



Occupations Profile, 2022



Source: ONS (2022). Annual Population Survey.

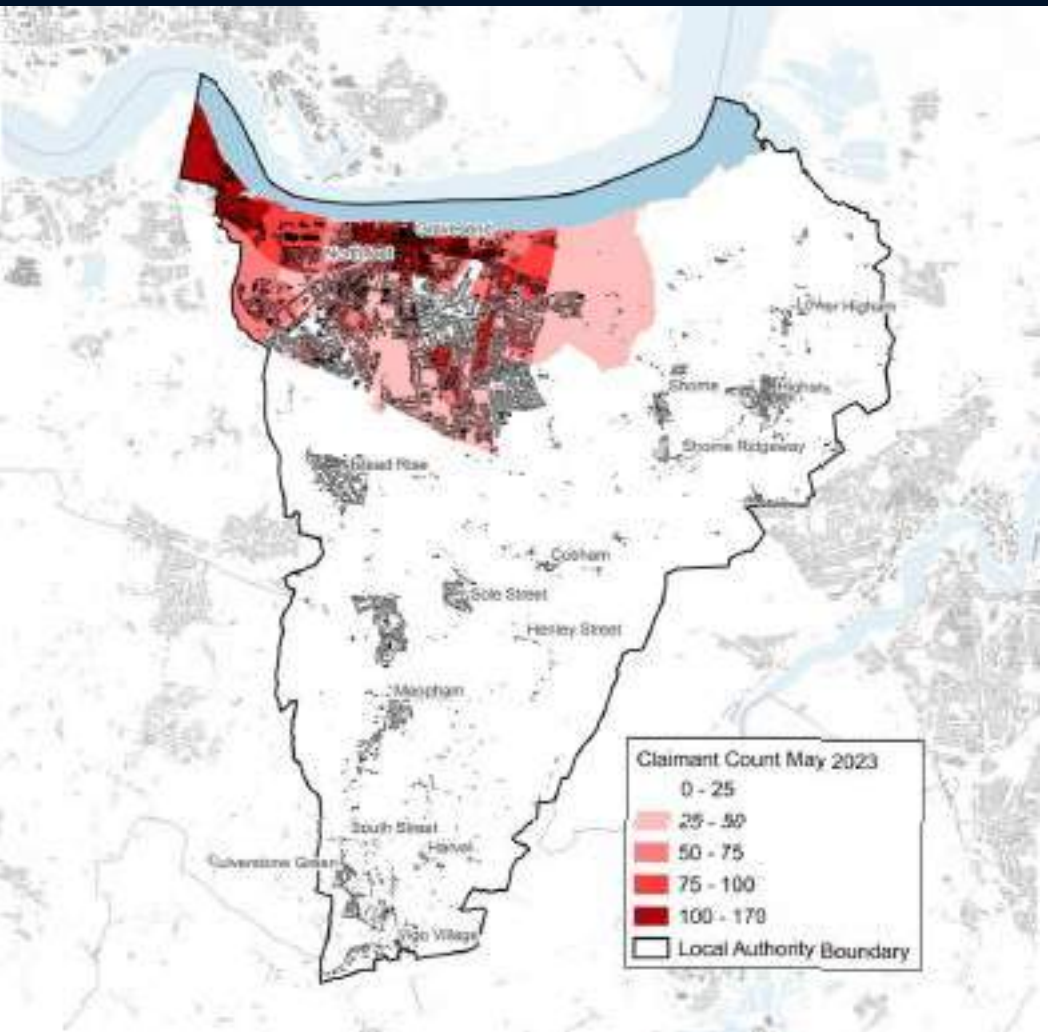
Claimant Count

Note: Claimant count is the sum of the number of working-age residents claiming Jobseeker's Allowance and number of people claiming Universal Credit required to seek work. Source: ONS (2023). Claimant Count. Contains OS data © Crown copyright and database rights 2023.

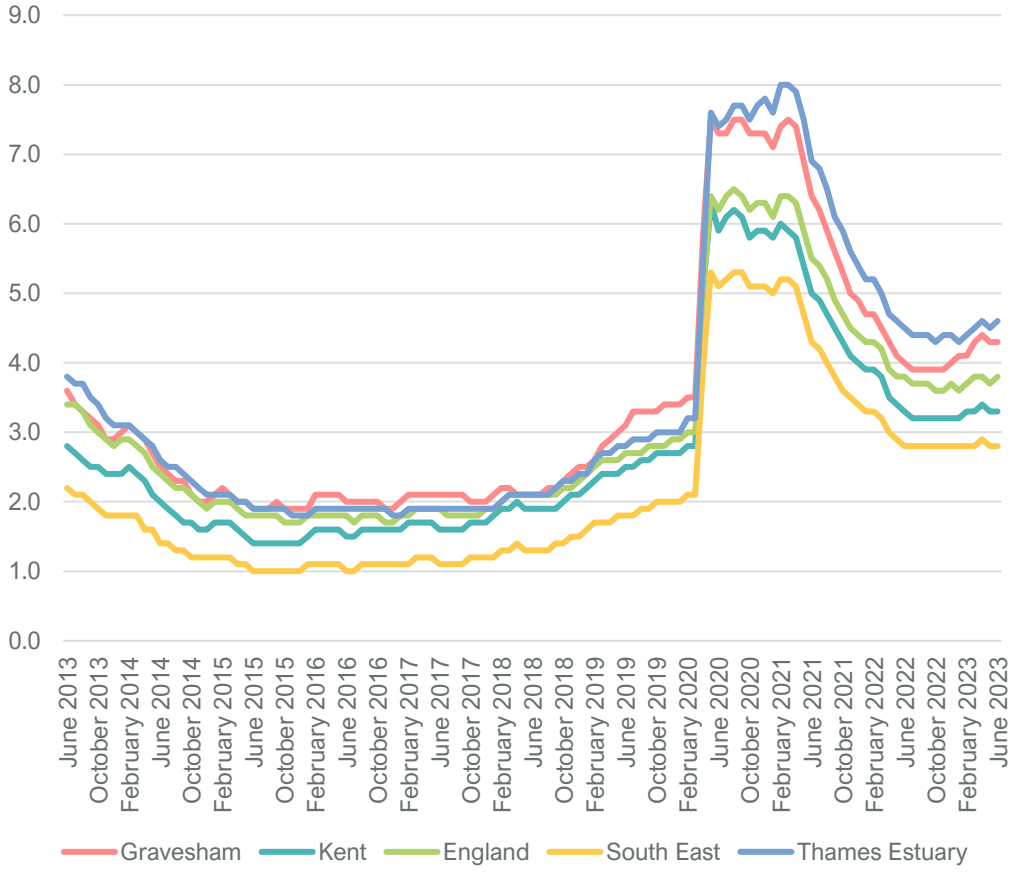
In June 2023, 2,885 residents or 4.3% of working-age residents in Gravesham were claimants of employment-related benefits. This is higher than Kent (3.3%), the South East (2.8%) and England (3.8%) but lower than the Thames Estuary (4.6%).

Within Gravesham, the highest counts of claimants are in Gravesend and Northfleet while lower counts are recorded in the south of the borough.

Between 2013 and 2020, Gravesham's claimant count was higher than comparator areas, though this changed at the onset of COVID-19 pandemic, with the Thames Estuary as a whole facing longer term economic impacts.



Claimant Count as a proportion of residents aged 16+, 2013-2023

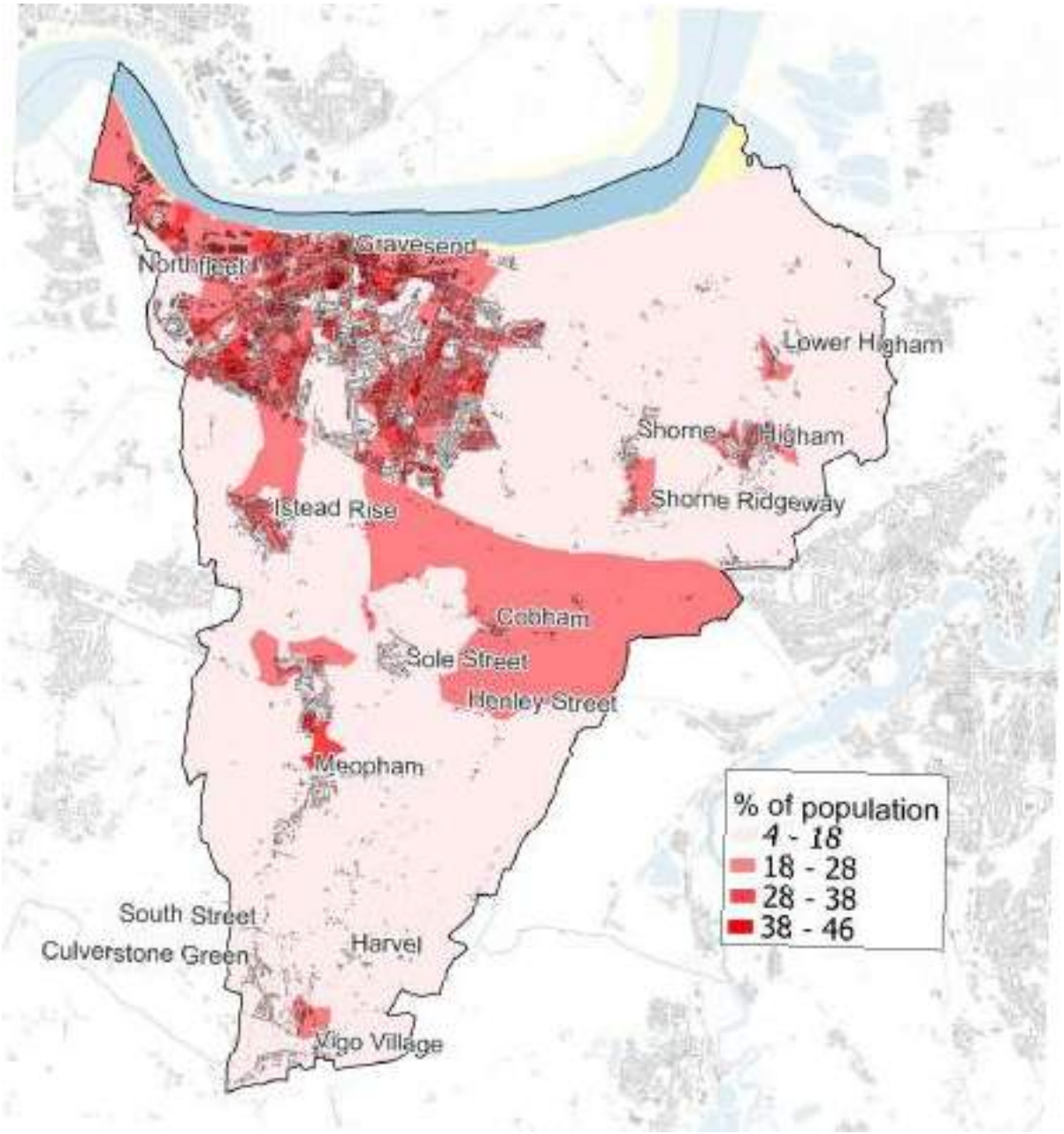


Qualifications and Occupations

20.3% of Gravesham's over-16 population has no formal qualifications. This is above the average for Kent (18.0%), the South East (15.4%), and England (18.1%).

This map highlights the Output Areas in Gravesham that fall below the average proportion of the population with no qualifications in England. The areas with the highest proportion of unqualified residents are in the north of the borough.

Proportion (%) of population with no qualifications by 2021 output area (OA), ages 16+



Source: ONS (2021). Annual Population Survey. Contains OS data © Crown copyright and database rights 2023.

Earnings

In 2022, Gravesham's residents earned a median salary of £34.6k per annum which is higher than the Kent (£34.4k) and England (£33.2k) averages, but lower than the average across the South East (£35.7k).

Gravesham's employees earned a median salary of £34.5k per annum which is higher than Kent, the South East and England averages.

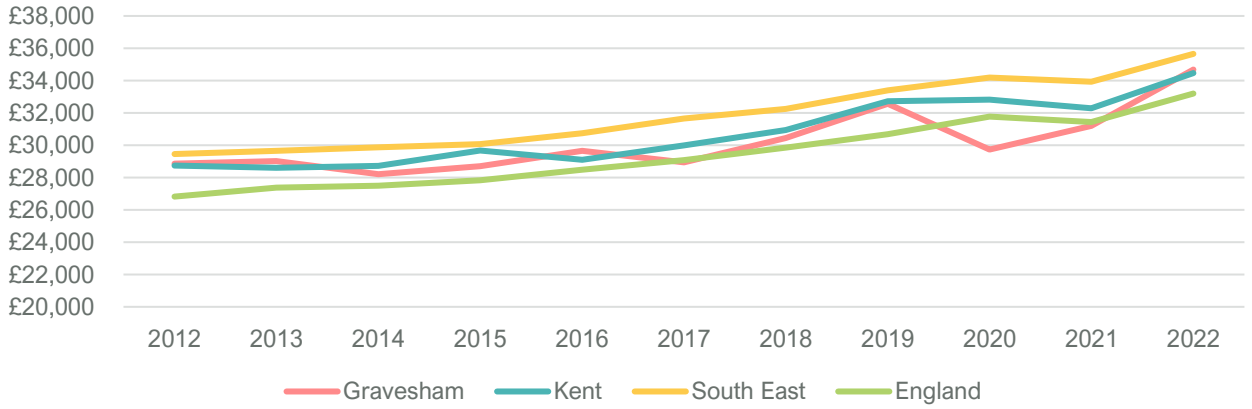
Overall, annual full-time earnings for Gravesham's residents are slightly higher than workplace earnings, reflecting the fact that many of Gravesham's residents commute out of the borough for employment purposes.

This is particularly true of lower earners. A 25th percentile salary for Gravesham residents was £26,724 in 2022, while the equivalent figure for workplaces based in Gravesham was £25,039. This demonstrates a lack of local job opportunities for lower earners, who are may have to seek employment outside of the borough.

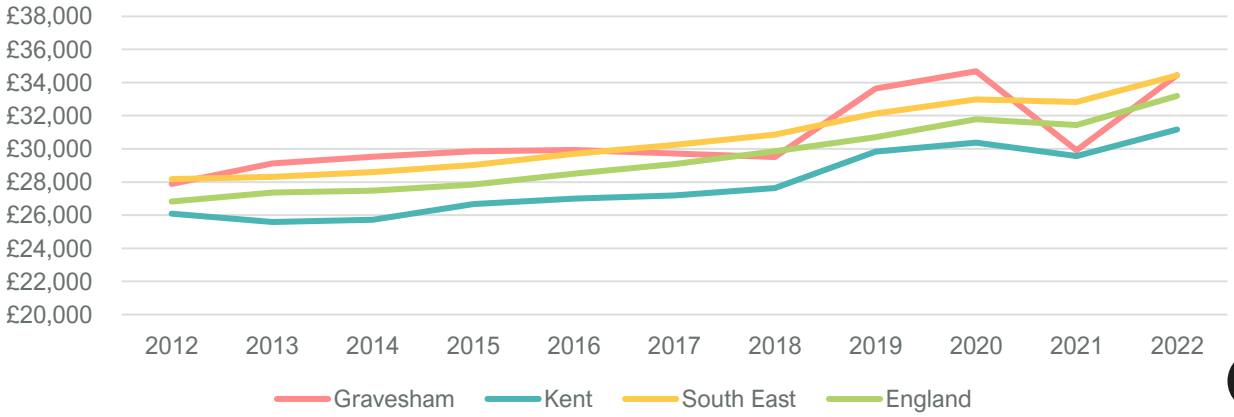
Source: ONS (2022). Annual Survey of Hours and Earnings.
Note: Recent part-time earnings data for Gravesham is unavailable for 2017-2022 due to data reliability issues.

Median full-time annual gross resident and workplace earnings in Gravesham, 2022

Resident median annual gross full-time earnings, 2012-2022



Workplace median annual gross full-time earnings, 2012-2022



Household Income

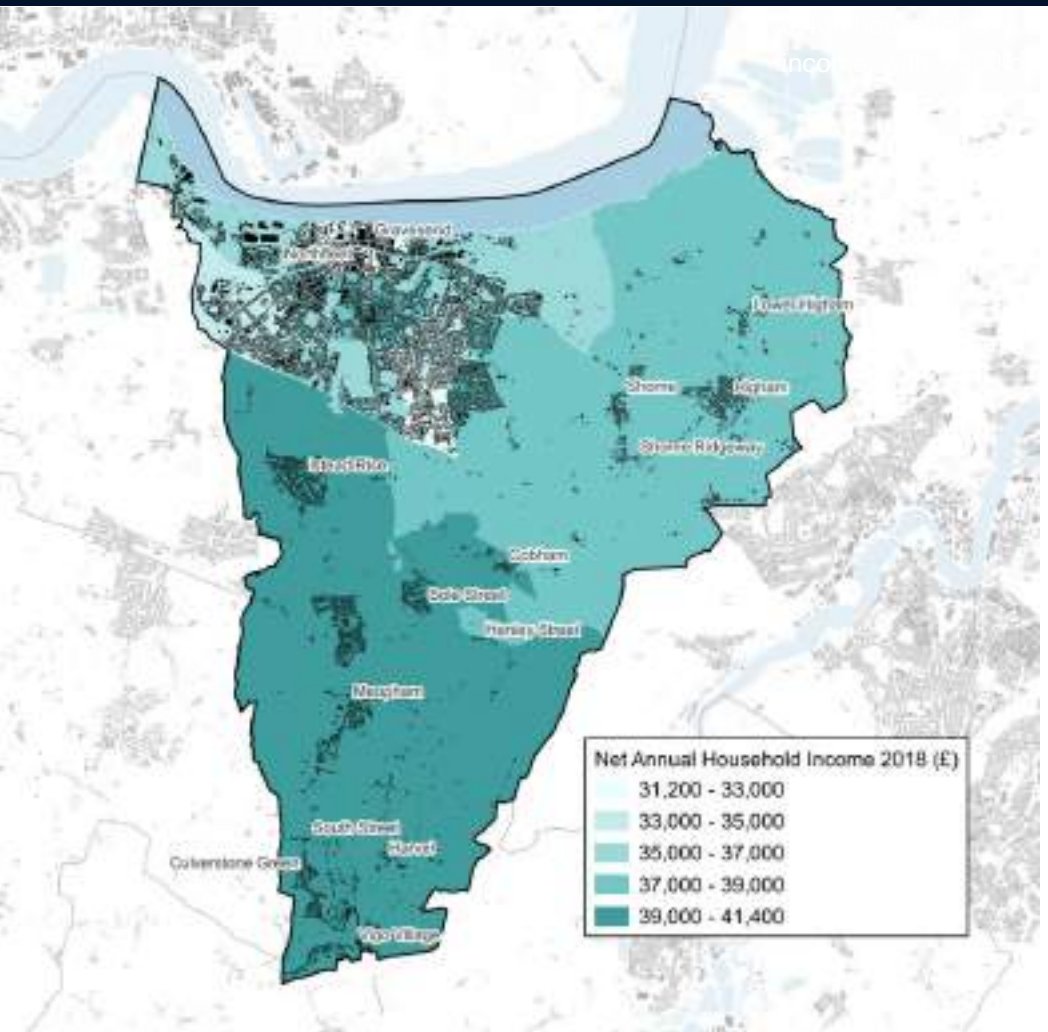
Source: ONS (2018). Income estimates for small areas, England and Wales; Gravesham Borough Council (2023). Contains OS data © Crown copyright and database rights 2023.

As of March 2023, 43.5% of households were in relative poverty in Gravesham. This is equivalent to 2,818 households.

The most recent available data on household income indicates that household incomes are lowest in Gravesend, Northfleet and Singlewell.

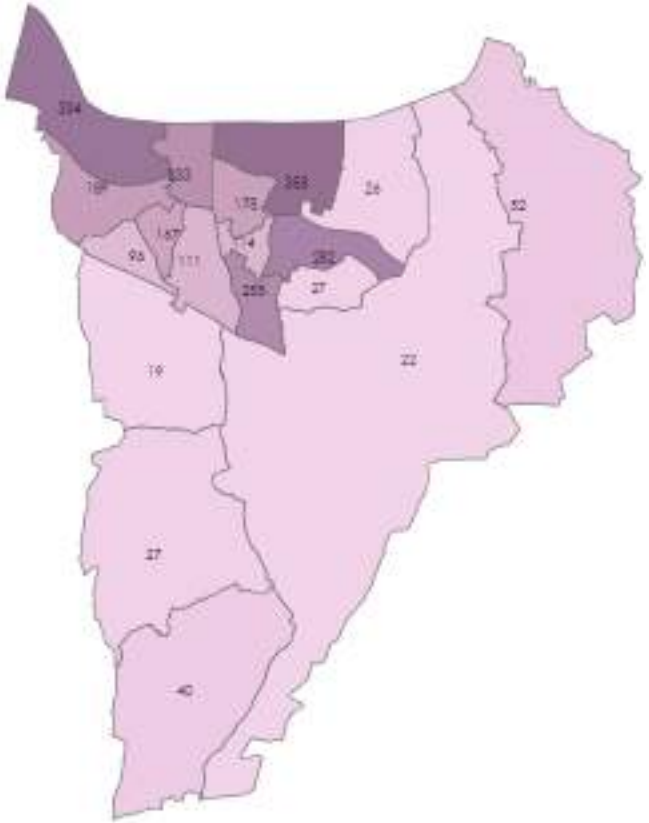
Gravesham is home to a high proportion of households in relative poverty:

- 2,544 households live below the poverty line, with 2,452 children. This is defined as 60% of the median household income.
- 859 of these households are also in food poverty. This is when a household's total minimum acceptable food expenditure is higher than their income after 'priority costs'.



Map (left): Net annual household income, 2018. For reference, net annual household incomes at MSOA level across Kent range from £24,500 in Canterbury to £51,200 in Sevenoaks.

Map (below): Number of households below the poverty line, May 2023.



Low-pay industries

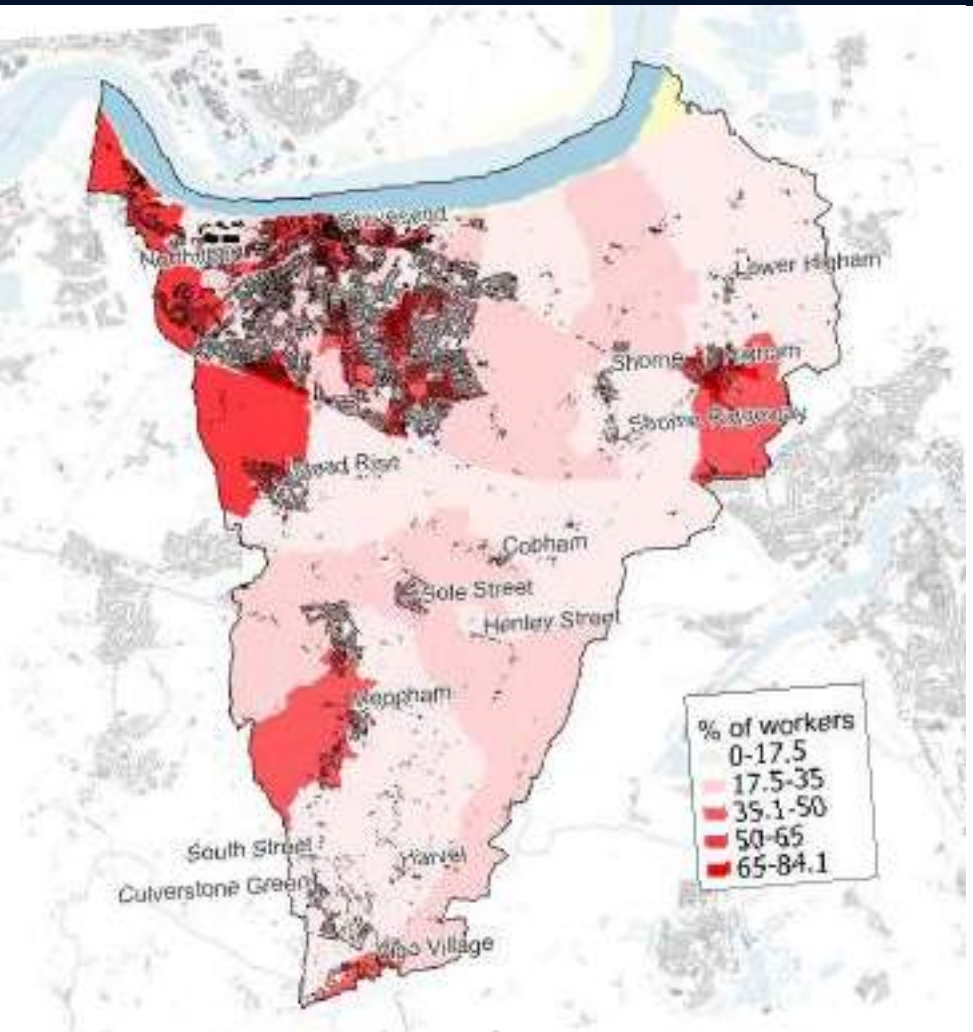
\Note: 'Low-paying sectors' are the industries identified in the Low Pay Commission (2021). The report and definition is available on p.271 of the report at: https://www.gov.uk/government/publications/low-pay-commission-report-2021. Source: ONS (2022). Business Register and Employment Survey.

14.3% of jobs in Gravesham below the Living Wage Foundation rate of £9.50 in 2021. This is below the average for Kent (17.2%) and England (17.1%).

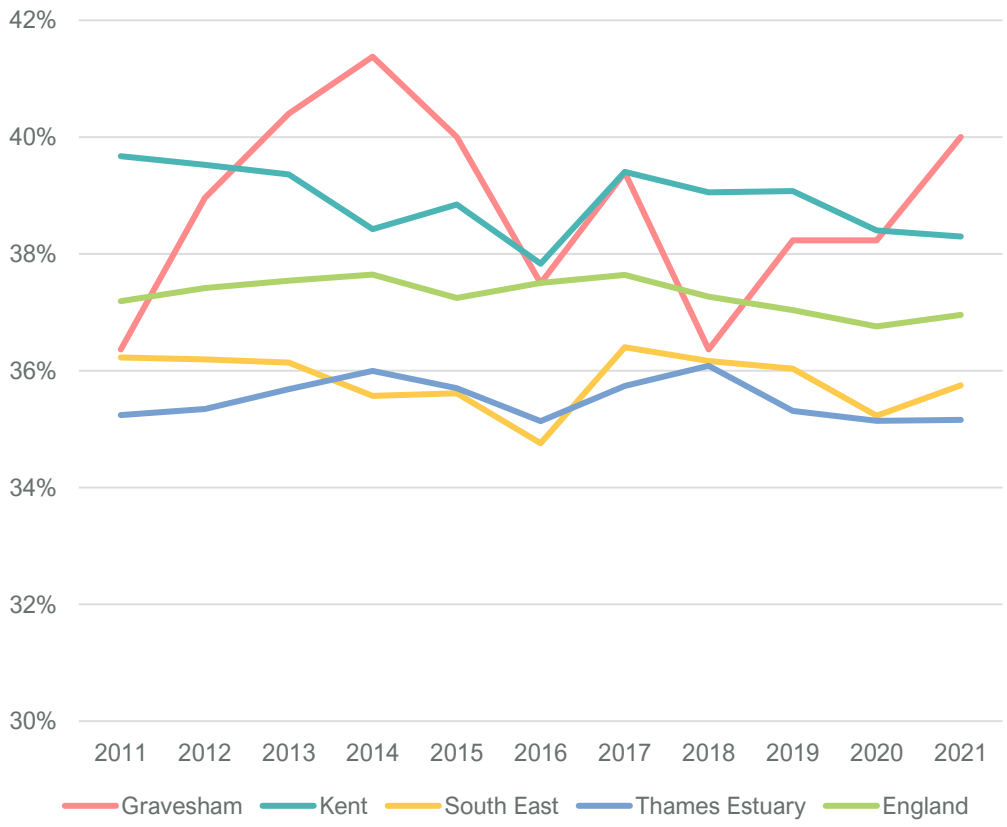
Despite this, a higher proportion of jobs (40%) in Gravesham are in typically low-paying industries such as retail, hospitality, maintenance and transport. This is higher than Kent (38%), the South East (35%) and England (35%).

Low-paying industries are concentrated in Gravesham's main employment sites – industrial estates and Gravesend town centre.

Residents working in typically low-paying industries are more likely to be exposed to the impacts of the cost of living crisis.



Proportion of total employment in low paying industries, 2011-2021



Note: 'Low-paying sectors' are the industries identified in the Low Pay Commission (2021). The report and definition is available on page 271 of the report at: https://www.gov.uk/government/publications/low-pay-commission-report-2021

Business Size & Survival Rates

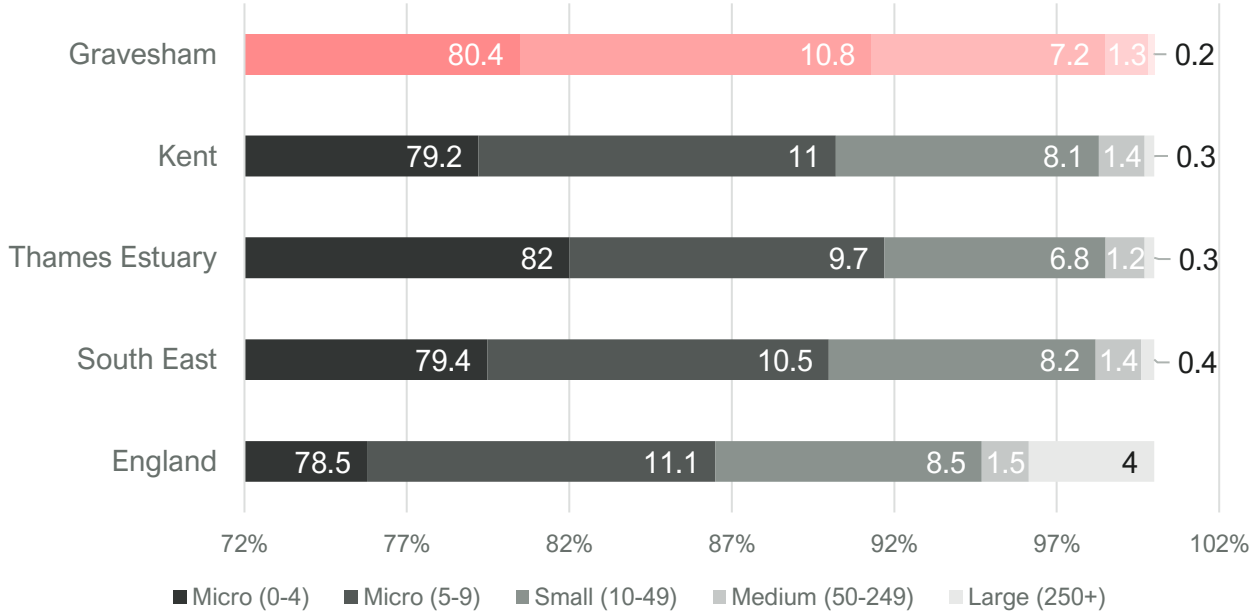
A slightly higher proportion of Gravesham's businesses are micro businesses (employ up to 4 people) compared to Kent, the South East and England.

Medium and large businesses account for a lower proportion of total businesses in Gravesham than in Kent, the South East and England.

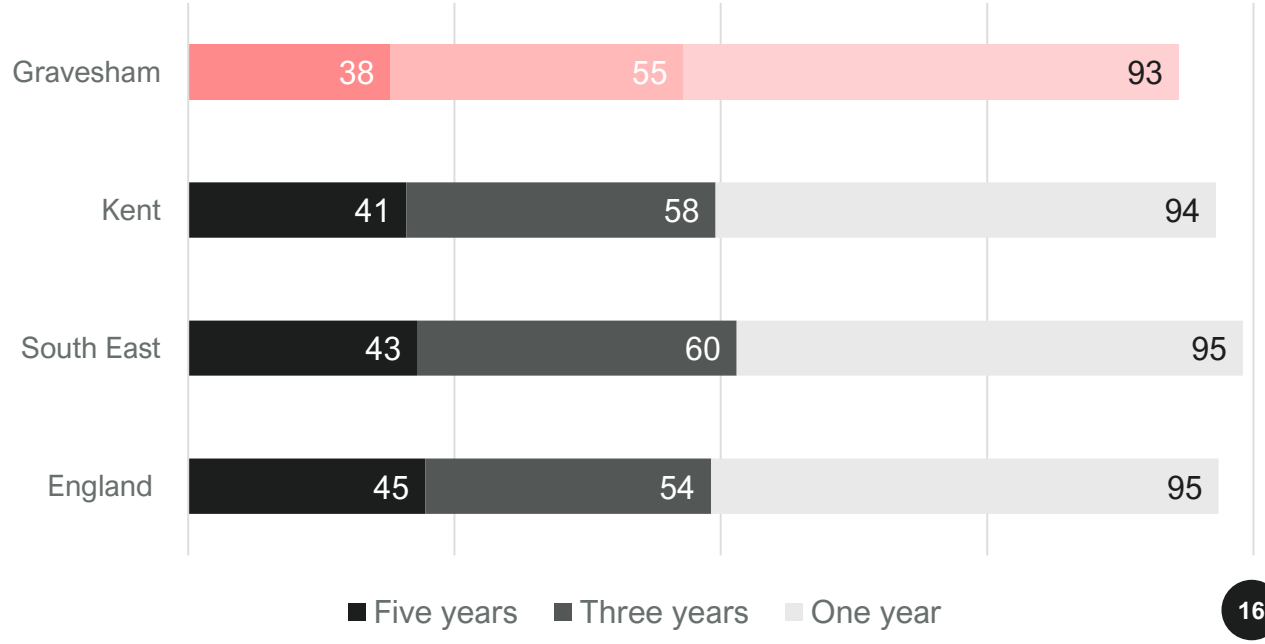
Gravesham's businesses have lower rates of survival across the short, medium and long term. Based on businesses established in recent years in Gravesham:

- 93% of businesses survived their first year of operation
- 55% of businesses survived their first three years of operation
- 38% of businesses survived their first five years of operation

Business Size by Employee Headcount as a proportion of total businesses (%), 2022



Business Survival Rates (%), 2017-2022



Source: ONS (2022). UK Business Count.

Businesses by Sector and Change

The 'Businesses by Sector' table shows how Gravesham's total number of businesses are split across 18 broad sectors in 2022, in comparison with Kent and the South East.

A Location Quotient (LQ) is used to demonstrate Gravesham's specialist industries, which quantifies how concentrated a particular industry is locally compared to the England average. Sectors with LQ values of 1.2 and above are typically considered to be specialised. This means that there will be at least 20% higher concentration in the borough than the England average.

Gravesham's most specialised industry, the transport and storage sector saw an increase of 285 businesses in this sector over the past decade. Two thirds of this growth came from business births in the 'Freight Transport by Road' sub-sector (SIC 49410), which saw an increase in business count from 55 in 2013 to 245 in 2023 (+190 businesses). All growth in this sector has been in micro-businesses employing 0-4 people.

Source: ONS (2022). UK Business Count.

Businesses by Sector, 2022

Sector	Gravesham			South East			Kent		
	# of businesses	% of business base	LQ	# of businesses	% of business base	LQ	# of businesses	% of business base	LQ
Agriculture, forestry & fishing	40	1.0%	0.4	11,095	2.7%	0.9	2,125	3.3%	1.2
Mining, quarrying & utilities	20	0.5%	1.0	1,935	0.5%	0.7	360	0.6%	1.2
Manufacturing	195	4.8%	1.1	18,815	4.6%	1.1	3,140	4.8%	1.1
Construction	910	22.3%	1.5	61,355	14.9%	0.9	11,635	17.8%	1.2
Motor trades	120	2.9%	1.1	11,570	2.8%	1.0	1,945	3.05%	1.1
Wholesale	115	2.8%	0.8	14,860	3.6%	1.1	2,555	3.9%	1.1
Retail	280	6.9%	0.9	30,245	7.3%	0.9	4,580	7.0%	1.0
Transport & storage	420	10.3%	2.6	16,290	3.9%	0.6	3,070	4.7%	1.2
Accommodation & food services	275	6.7%	1.3	21,175	5.1%	0.8	3,965	6.1%	1.2
Information & communication	240	5.9%	0.6	38,825	9.4%	1.4	4,245	6.5%	0.7
Financial & insurance	40	1.0%	0.5	8,530	2.1%	0.9	1,420	2.2%	1.1
Property	110	2.7%	0.7	15,305	3.7%	0.8	2,275	3.5%	0.9
Professional, scientific & technical	500	12.2%	0.6	74,515	18.1%	1.2	10,360	15.9%	0.9
Business administration & support services	375	9.2%	1.0	37,090	9.0%	0.9	5,875	9.0%	1.0
Public administration & defence	5	0.1%	0.4	1,255	0.3%	0.9	265	0.45	1.3
Education	70	1.7%	0.9	7,680	1.9%	1.0	1,140	1.7%	0.9
Health	150	3.7%	1	15,300	3.7%	1.0	2,475	3.8%	1.0
Arts, entertainment, recreation & other services	225	5.5%	0.9	26,810	6.5%	1.1	3,805	5.85	0.9
Total	4,085	100%	1	412,650	100%	1	65,230	100%	1

Sectors with Greatest Change in Total Business Count, Gravesham, 2013-22

Sector	2013		2022		Change 2013-22	
	# of businesses	% of business base	# of businesses	% of business base	# change in business count	% change in business count
Construction	560	20.1%	910	22.3%	350	+62.5%
Transport & storage (inc postal)	135	4.9%	420	10.3%	285	+211.1%
Business administration & support services	220	7.9%	375	9.2%	155	+70.5%
Professional, scientific & technical	395	14.2%	500	12.2%	105	+26.6%
Total (all sectors)	2780	100%	4085	100%	1305	+46.9%

Employment by Sector and Change

Gravesham's largest employment sectors are typically lower value in terms of productivity, and it is the same sectors that have seen growth over the past decade.

In the business administration and support sector, Gravesham's largest employer, Gravesham's LQ value is significantly higher for employee count (1.7) than business count (1.0) and employee growth has outpaced business count growth. This indicated that employers in this industry are larger by employee headcount than the national average.

The opposite is true of the transport and storage sector, where there has been greater growth in the number of businesses (+211.1%) relative to the number of employees (+71.4%) - this may be a symptom of the growth of the 'gig economy' in the logistics industry, as lorry drivers register as sole traders and do contracted work for various companies rather than having a single employer. While the industry is clearly growing in Gravesham, this would explain the disparity between these two measures.

Source: ONS (2022). Business Register and Employment Survey.

Employees by Sector, 2021

Industry	Gravesham			South East			Kent		
	# of employees	% of employee base	LQ	# of employees	% of employee base	LQ	# of employees	% of employee base	LQ
Agriculture, forestry & fishing	100	0.3	0.5	30,000	0.7	1.2	10,000	1.6	2.3
Mining, quarrying & utilities	150	0.4	0.4	62,000	1.5	1.3	10,000	1.6	1.1
Manufacturing	1,750	5.2	0.7	241,000	5.8	0.8	35,000	5.5	1.0
Construction	3,000	9.0	1.9	235,000	5.6	1.2	49,000	7.7	1.4
Motor trades	500	1.5	0.9	74,000	1.8	1.1	12,000	1.9	1.1
Wholesale	600	1.8	0.5	164,000	3.9	1.1	23,000	3.6	0.9
Retail	3,500	10.5	1.2	419,000	10.1	1.1	71,000	11.2	1.1
Transport & storage (inc postal)	3,000	9.0	1.7	213,000	5.1	1.0	41,000	6.4	1.3
Accommodation & food services	3,500	10.5	1.4	302,000	7.3	1.0	47,000	7.4	1.0
Information & communication	450	1.3	0.3	227,000	5.5	1.2	16,000	2.5	0.5
Financial & insurance	250	0.7	0.2	117,000	2.8	0.8	17,000	2.7	1.0
Property	400	1.2	0.7	69,000	1.7	0.9	9,000	1.4	0.8
Professional, scientific & technical	1,500	4.5	0.5	381,000	9.2	1.0	42,000	6.6	0.7
Business administration & support services	5,000	14.9	1.7	369,000	8.9	1.0	60,000	9.4	1.1
Public administration & defence	2,250	6.7	1.6	137,000	3.3	0.8	24,000	3.8	1.2
Education	3,500	10.5	1.2	398,000	9.6	1.1	59,000	9.3	1.0
Health	2,500	7.5	0.6	539,000	13.0	1.0	85,000	13.4	1.0
Arts, entertainment, recreation & other services	1,500	4.5	1.1	185,000	4.4	1.1	25,000	3.9	0.9
Total	**33,450**	**100**	**1**	**4,162,000**	**100**	**1**	**635,000**	**100**	**1**

Sectors with highest level of change in employee count, 2012-2021

Sector	2012		2021		Change 2012-21	
	# of employees	% of employee base	# of employees	% of employee base	# change in employee count	% change in employee count
Business administration & support services	2,500	9.6%	5,000	14.9%	+2,500	+100%
Accommodation & food services	1,750	6.7%	3,500	10.5%	+1,750	+100%
Construction	1,750	6.7%	3,000	9%	+1,250	+71.4%
Transport & storage (inc postal)	1,750	6.7%	3,000	9%	+1,250	+71.4%
Total (all sectors)	**26,000**	**100%**	**33,450**	**100%**	**+7,450**	**+28.7%**

Change in jobs vs businesses vs self-employment, Gravesham, 2012-21

Employees		Businesses		Self-Employment	
# of employees	% change	# of businesses	% change	# self-employed	% change
+7,450	+28.7	+1,405	+51.8	-3,125	-48.6%

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GRAVESHAM'S COMMUNITIES

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Population

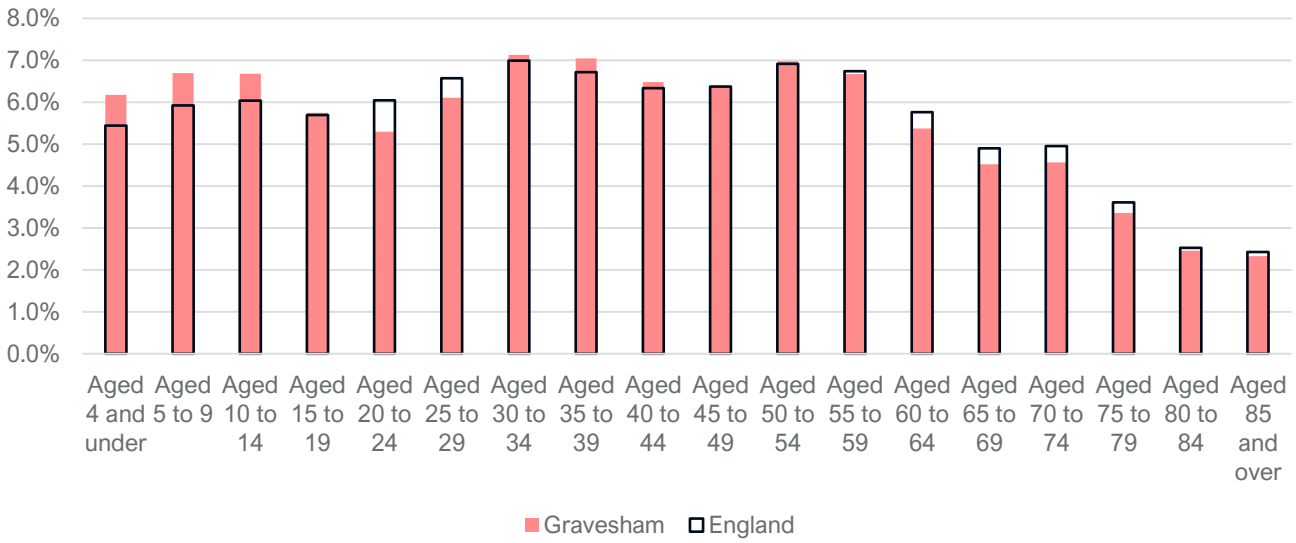
Gravesham is home to 106,900 people. Gravesham by area is only 20% urban with the majority of residents living in the north of the borough in Gravesend and Northfleet. The borough is also home to several large villages including Shorne, Higham, Cobham and Meopham.

Gravesham has a younger profile of residents than the national average, with the borough's largest age group aged 30 to 34 (in line with the national average).

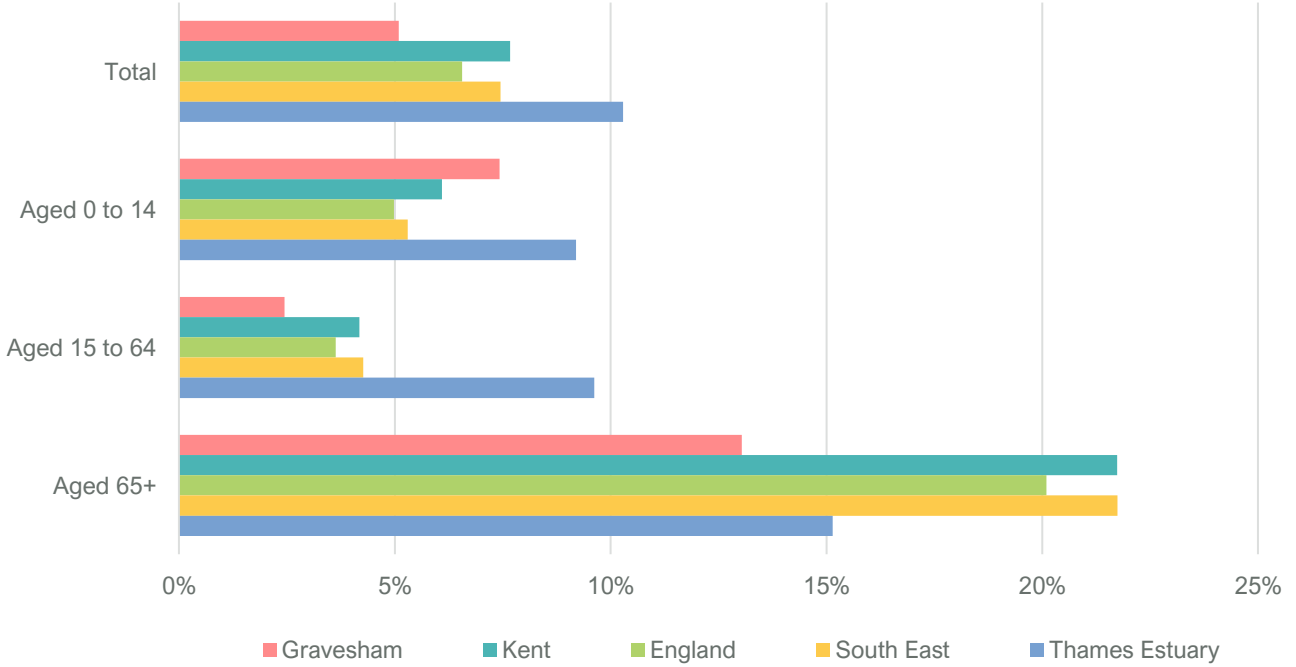
Gravesham's total population has increased by +5% since 2011, which is a lower rate of growth than Kent (+8%), Thames Estuary (+10%), South East (+7%) and England (+7%).

However, Gravesham's population aged 0 to 14 has increase at a faster rate than regional and national averages,

Population by Five-Year Age Band, 2021



Population Change, 2011-2021



Source: ONS (2021). Census 2021 and Census 2011.

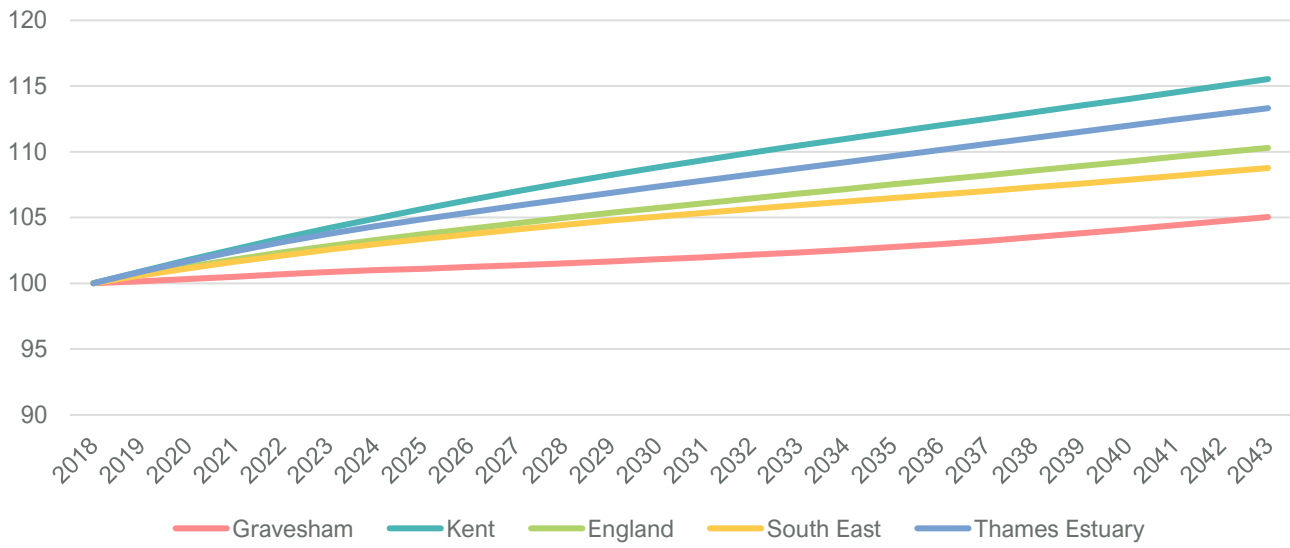
Population Projections

Gravesham's population growth is projected to continue to be slower than Kent, the South East, England and Thames Estuary.

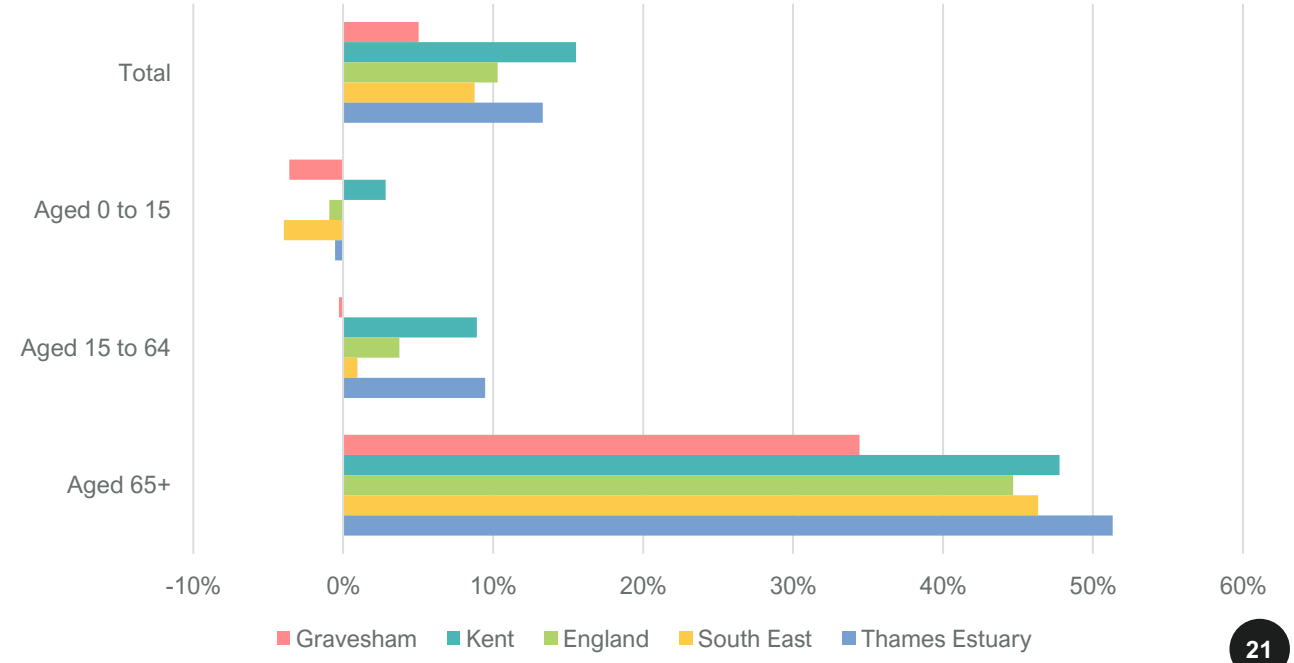
In line with local and national population growth over the past decade, Gravesham's projected population growth continues to be concentrated in its population aged 65+.

Gravesham's comparatively large population aged 0 to 15 is projected to experience decline of -4% over this same period.

Projected Population Change, 2018-2043 (Index 100=2018)



Projected Population Change by Age Group, 2018-2043



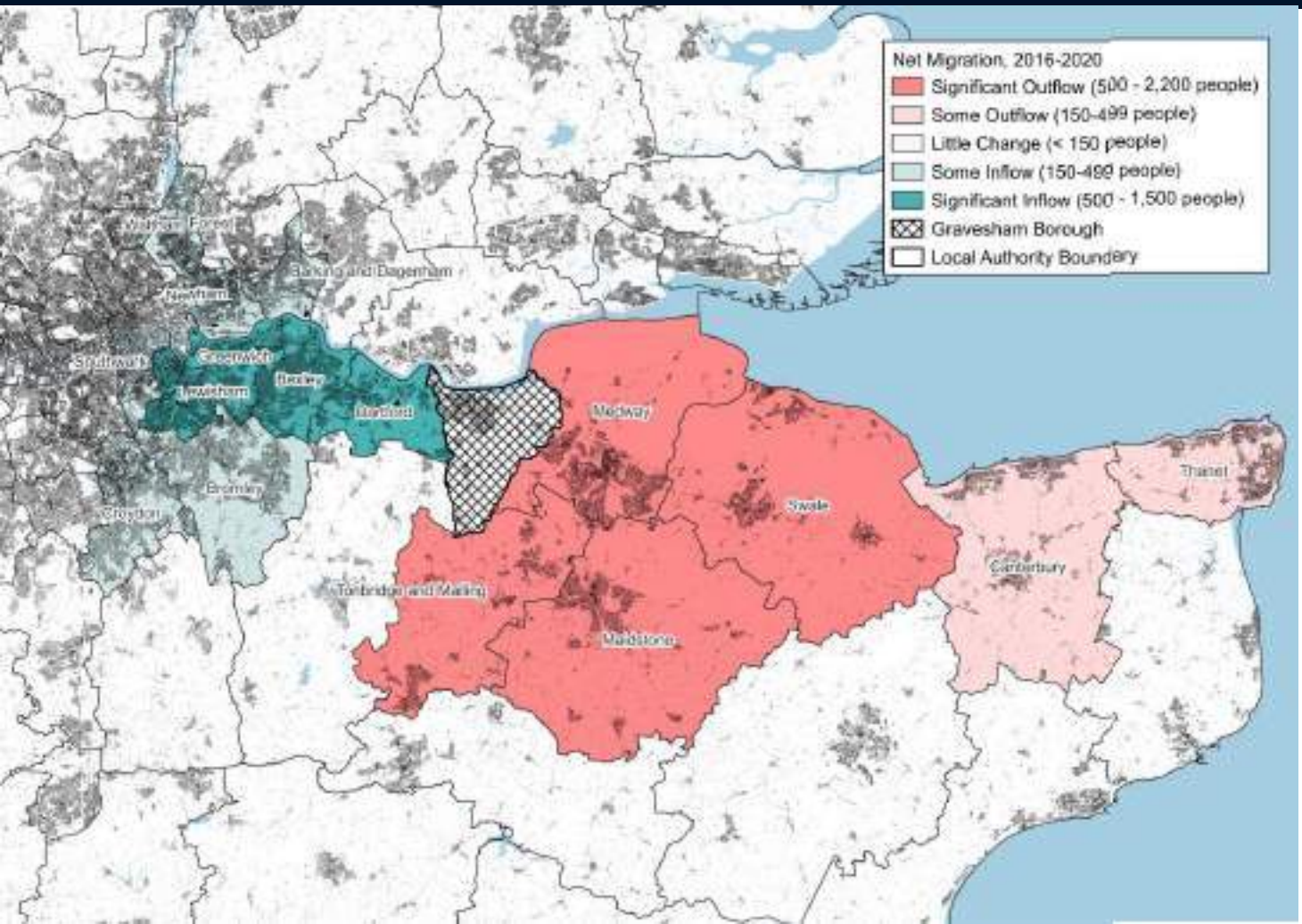
Source: ONS (2018). Population projections by local authority.

Migration

Note: A net outflow of -167 to Derby is not shown on the map for legibility purposes. Source: ONS (2021). Internal migration statistics. Aggregated for the period year ending June 2016 to year ending June 2020. Contains OS data © Crown copyright and database rights 2023.

Migration data for 2016-2020 indicates an influx of residents previously located in London with all top ten local authorities for inflows being in London. Meanwhile, there has been a net outflow of residents to other parts of Kent – particularly to Medway.

While a historical pattern, High Speed links to London St Pancras and other stations, proximity to Ebbsfleet International Station (Eurostar) and easy connection to the highway network strengthened Gravesham's locational advantages over the past decade. This has likely contributed to an inflow of residents from Outer London and beyond but may also be pricing out some existing residents.



Inflows Top 10	Number of People	Outflows Top 10	Number of People
Bexley	1,472	Medway	-2,201
Dartford	1,156	Tonbridge and Malling	-637
Greenwich	967	Maidstone	-620
Lewisham	539	Swale	-504
Newham	432	Canterbury	-247
Bromley	405	Derby	-167
Southwark	277	Thanet	-165
Waltham Forest	208	Tunbridge Wells	-135
Barking and Dagenham	198	Ashford	-124
Croydon	177	Scotland	-105

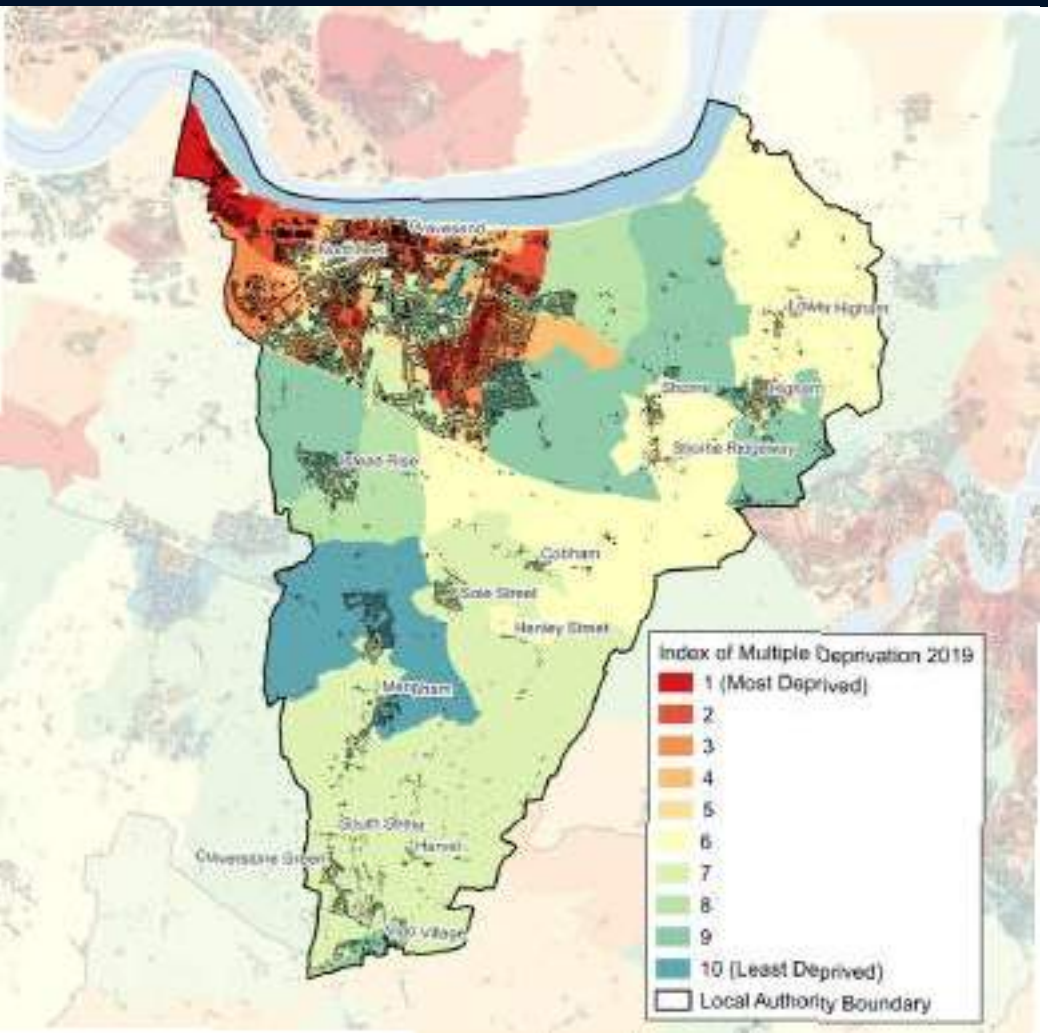
Deprivation

Gravesham ranks 119th out of 319 local authorities in England and Wales in terms of level of deprivation.

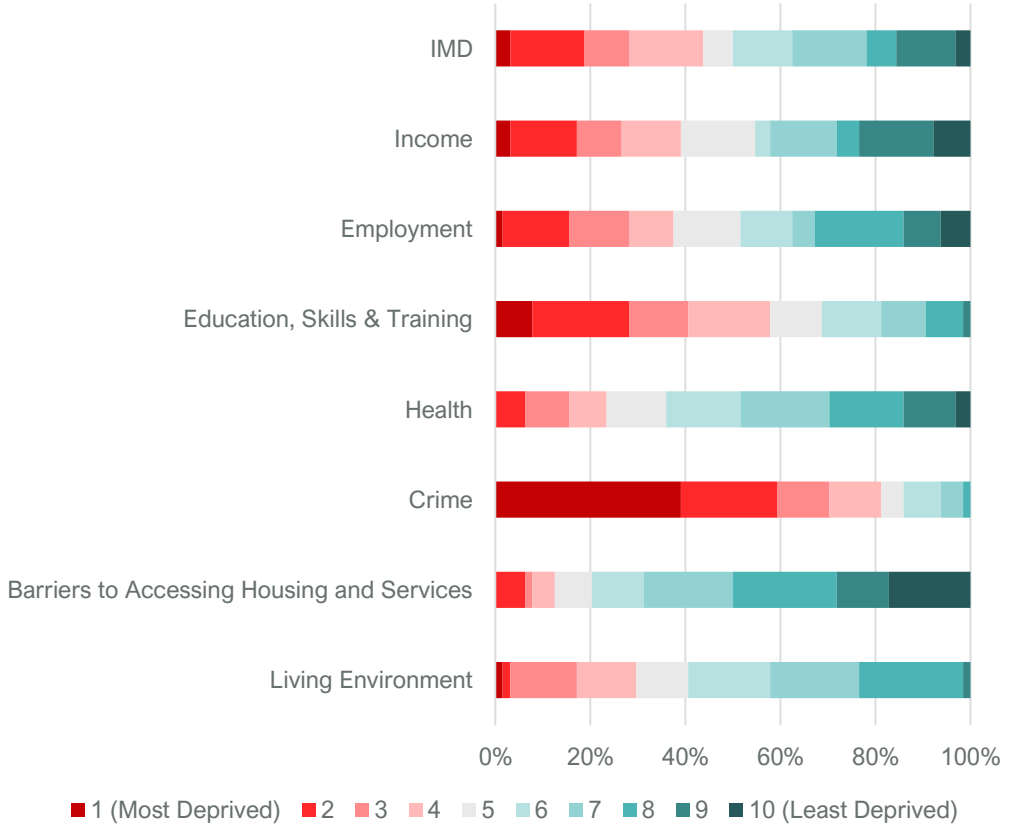
Deprivation is concentrated in neighbourhoods in the north of the borough – namely Gravesend and Northfleet.

59% of neighbourhoods in Gravesham fall within the top 20% most deprived in terms of the crime domain. A high proportion of neighbourhoods also rank highly for education, skills and training deprivation (28%), income (17%) and employment (16%).

Source: MHCLG (2019). Index of Multiple Deprivation. Contains OS data © Crown copyright and database rights 2023.



Gravesham neighbourhoods by deprivation decile and domain, 2019



Health

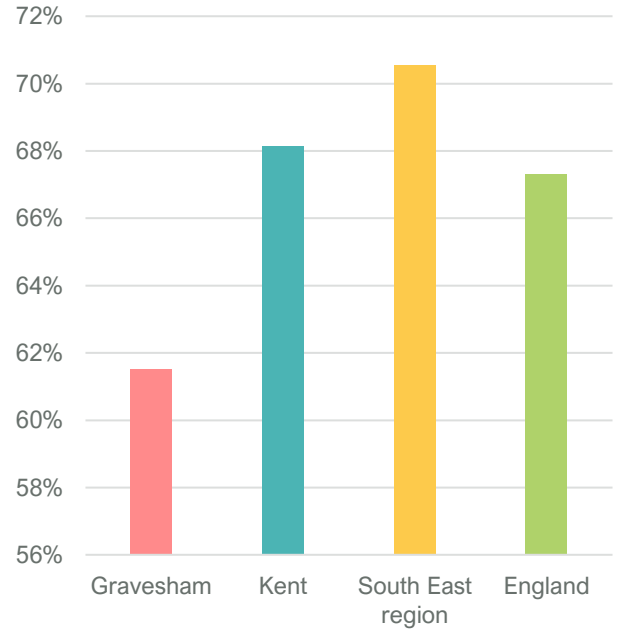
Gravesham performs poorly across various indicators of health than the regional and national averages.

A higher proportion of children in Gravesham are obese or severely obese (27%) than in Kent (22%), the South East (20%) and England (23%).

A lower proportion of adults in Gravesham are physically active (62%) than in Kent (68%), the South East (71%) and England (67%).

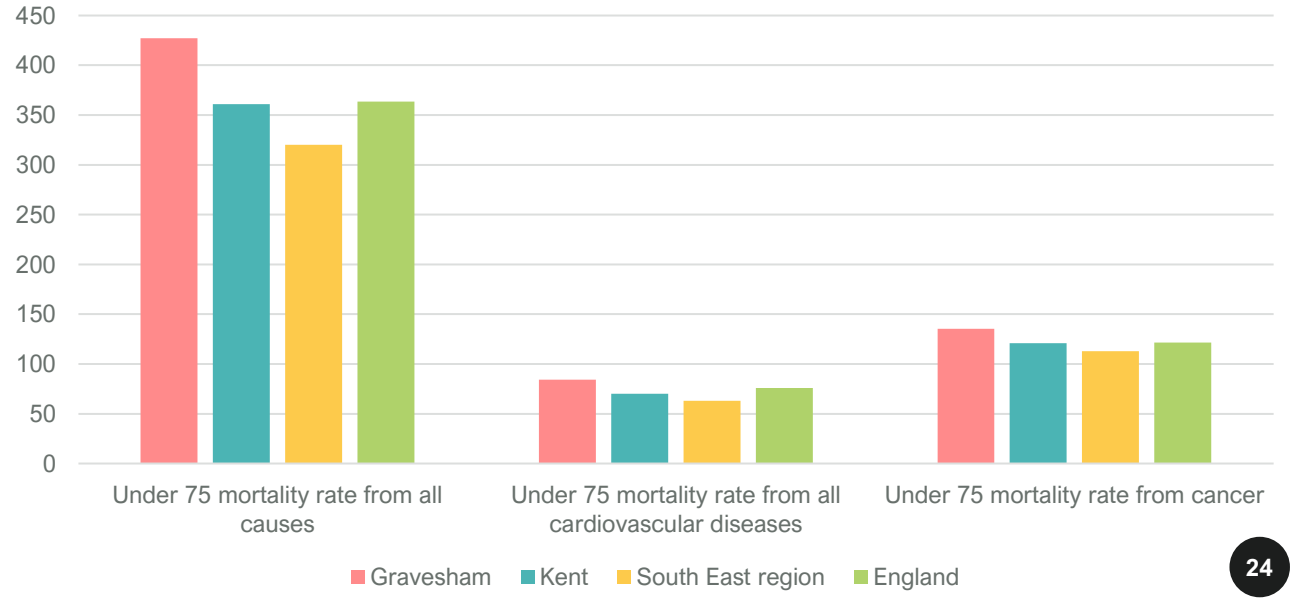
Gravesham has a higher under age 75 mortality rate from all causes, cardiovascular causes and cancer than Kent, the South East and England.

Percentage of physically active adults, 2021-22



Year 6: Prevalence of Obesity, 2020-21

Under Age 75 mortality rates (per 100,000 population), 2021



Source: Office for Health Improvements & Disparities (2023). Local Authority Health Profiles.

Health Inequality

Male life expectancy at birth is lower in Gravesham (76.6 years) than Kent (78.8), South East (79.9) and England (78.7).

Female life expectancy at birth is lower in Gravesham (82.5 years) than in Kent (83.0), South East (83.8) and England (82.8).

Gravesham also has clear spatial inequalities in terms of health outcomes. There is a difference of 9.1 years in male life expectancy across Gravesham's population, with a female life expectancy inequality of 4.6 years.

Male life expectancy is lowest in the north of the borough in Gravesend and Northfleet (around 75 years) and highest in the south of the borough in Culverstone Green and Vigo (84.4 years).

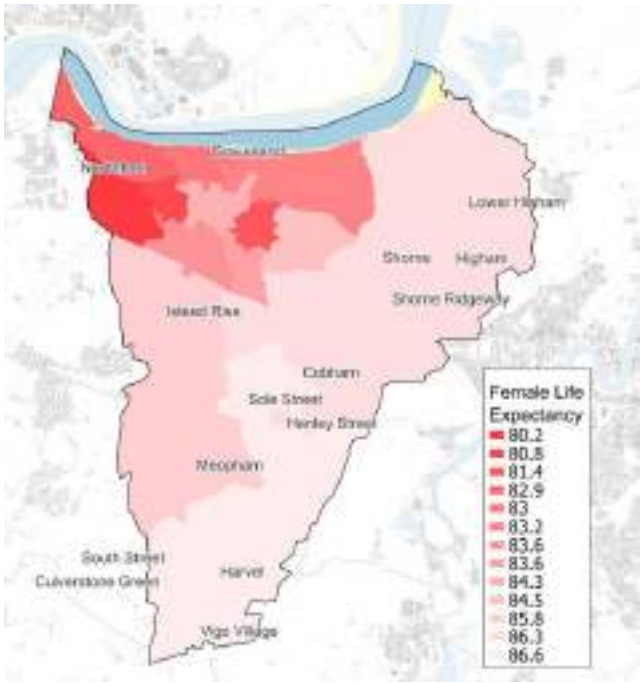
Female life expectancy is lowest in the north of the borough in Gravesend and Northfleet (around 80.2 years) and highest in the south of the borough in Culverstone Green and Vigo (86.6 years).

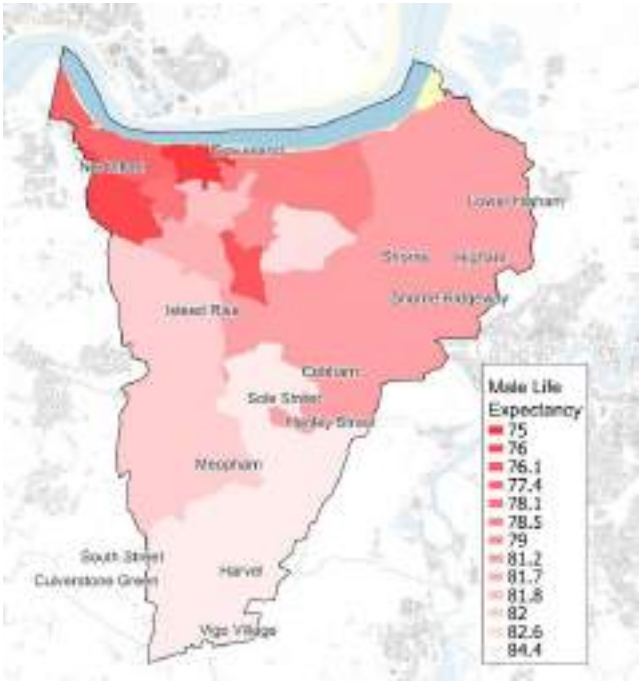
Source: Office for Health Improvements & Disparities (2023). Local Authority Health Profiles. Contains OS data © Crown copyright and database rights 2023.

Life expectancy at birth, 2021

Inequality in life expectancy at birth, 2018

Life expectancy at birth, 2016-20





Wellbeing

Estimates of life satisfaction, feeling that the things done in life are worthwhile, happiness and anxiety levels for Gravesham.

In the period April 2020 to March 2021, Gravesham's residents reported lower levels of life satisfaction (6.81 out of 10) than in Kent, the South East and England. The borough's residents also reported lower levels of feeling their life is worthwhile (7.49 out of 10) than in Kent, the South East and England.

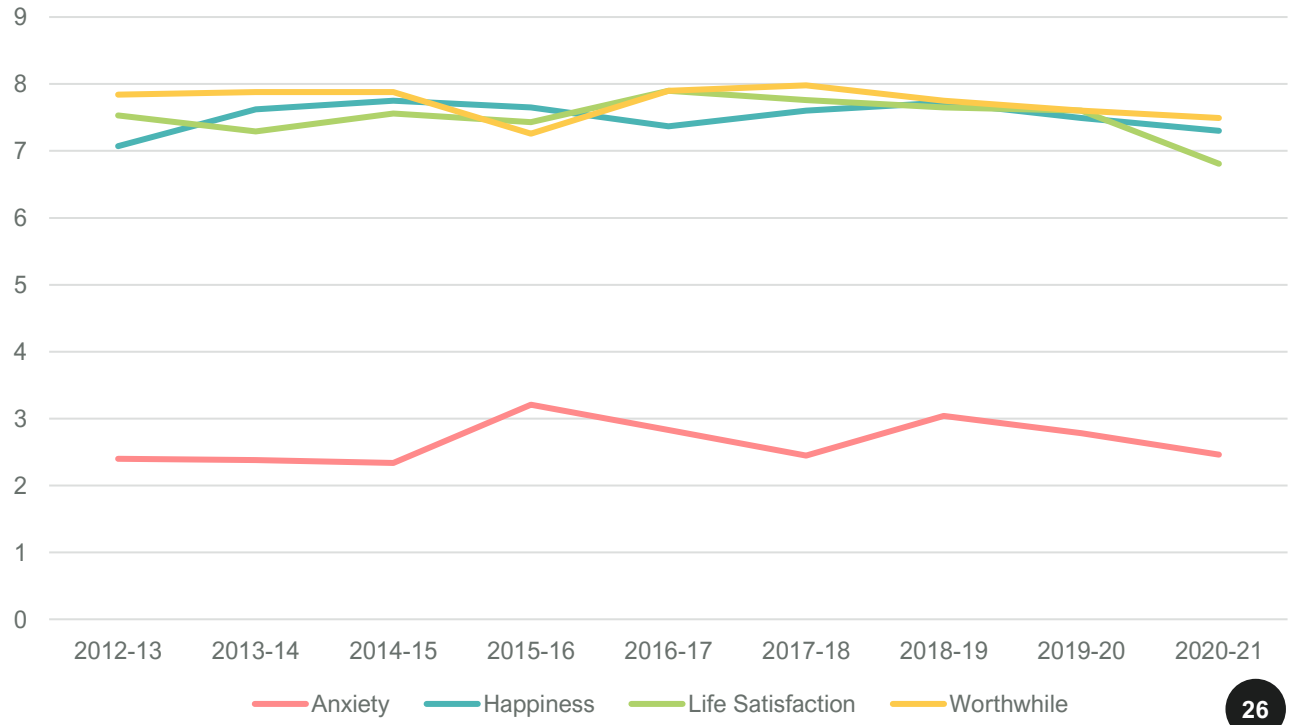
Residents in Gravesham reported lower levels of happiness (7.30 out of 10) than Kent, the South East and England averages.

Gravesham's residents did, however, report lower levels of anxiety (2.46 out of 10) than in Kent, the South East and England.

Source: ONS (2022). Personal well-being estimates by local authority.

Personal well-being measures, 2020-21

Personal well-being measures in Gravesham, 2012-2021



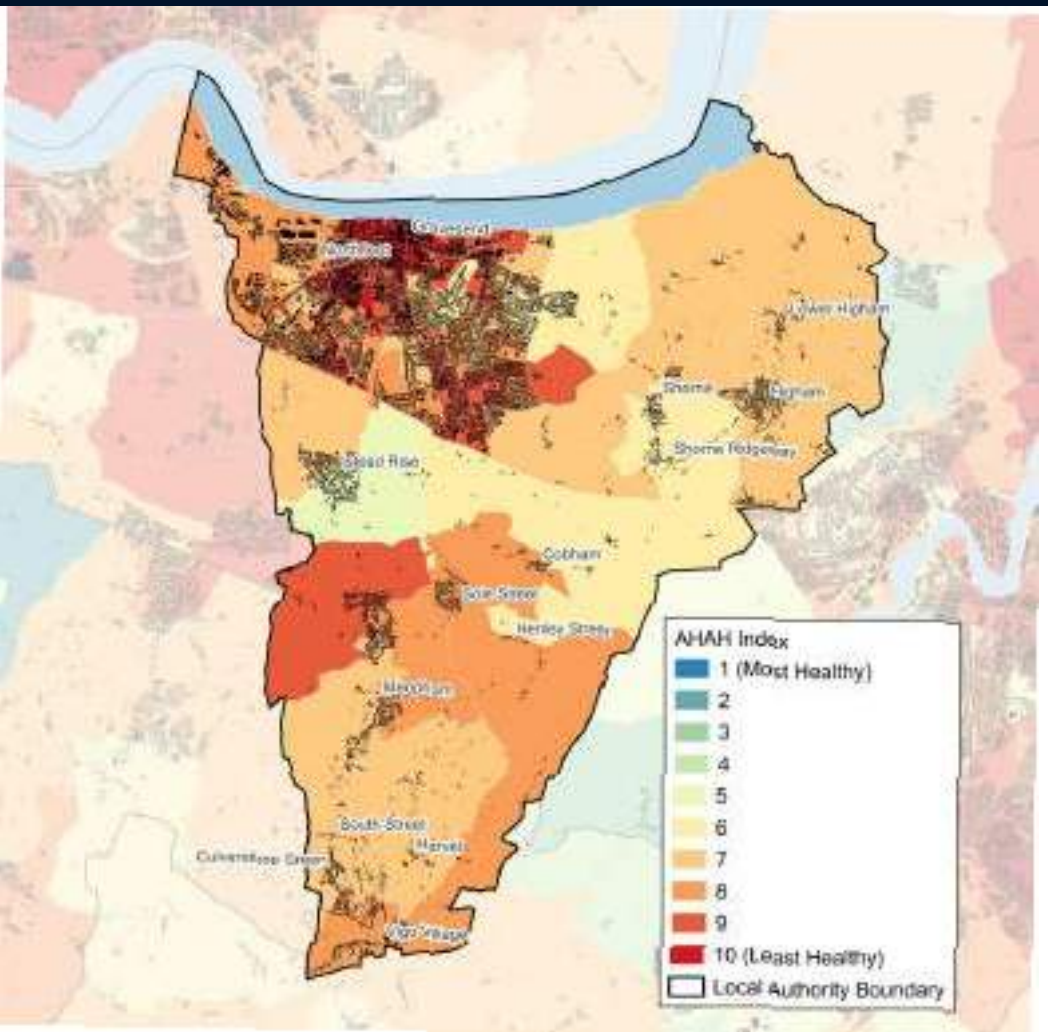
Healthy Assets and Hazards

Source: CDRC (2022). Access to Healthy Assets and Hazards Index. Contains OS data © Crown copyright and database rights 2023.

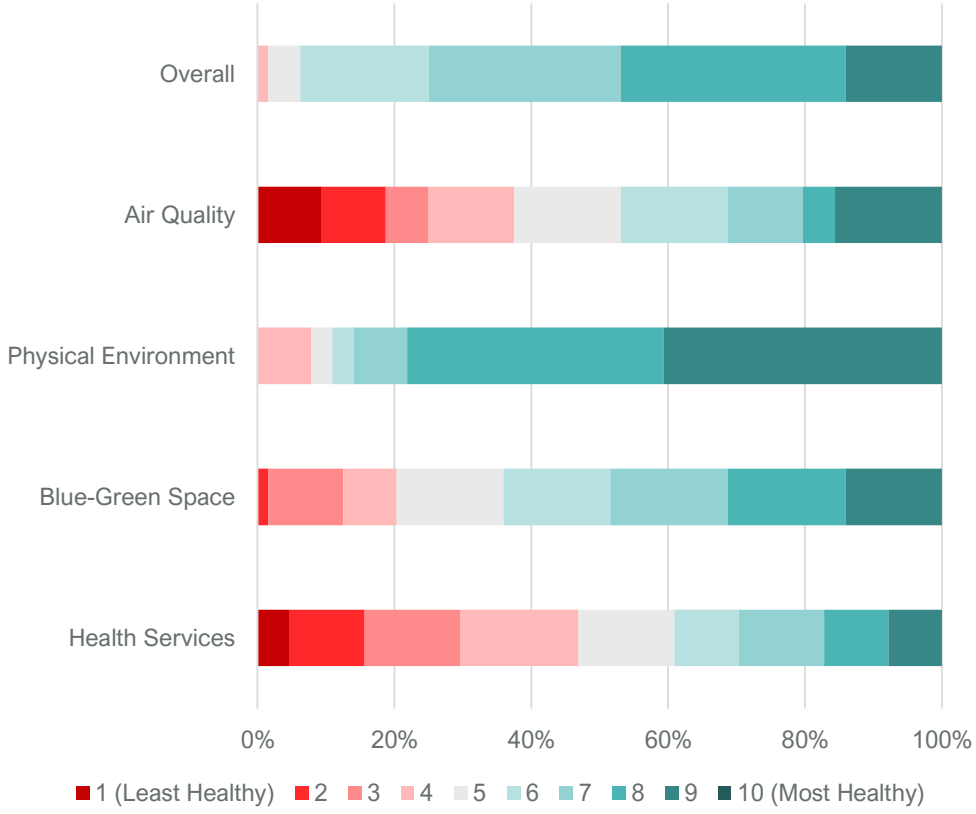
Neighbourhoods in Gravesham with the lowest score for the Access to Healthy Assets and Hazards (AHAH) index include Gravesend town centre, Perry Street, Christian Fields and Singlewell and some parts of Meopham.

The index combines four measures of accessibility in terms of the following:

1. Retail environment (access to fast food outlets, pubs, tobacconists, gambling outlets)
2. Health services (access to GPs, hospitals, pharmacies, dentists, leisure services);
3. Physical environment (blue space, and green space); and
4. Air quality (nitrogen dioxide, particulate matter 10 and sulphur dioxide).



Gravesham neighbourhoods by AHAH domain, 2022

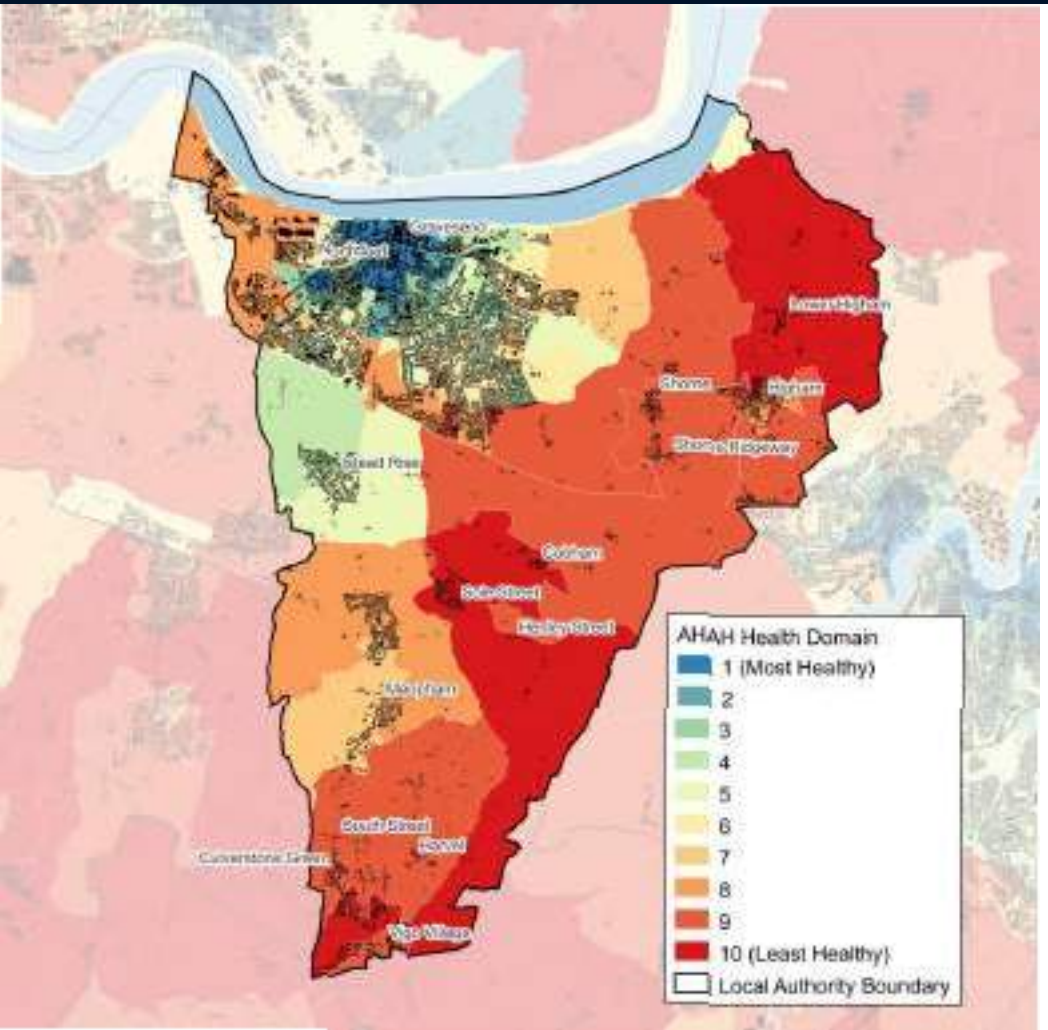


Health Services

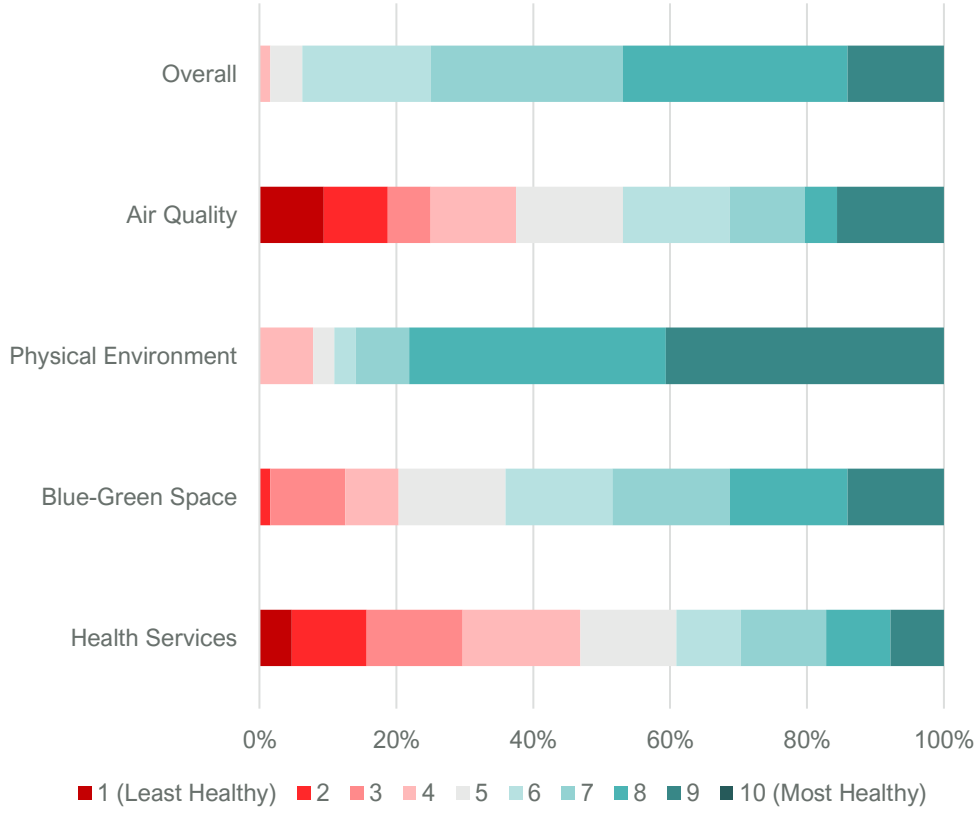
The AHAH Health domain indicates access to health services such as GPs, hospitals, pharmacies, dentists and leisure services.

The map to the left indicates that communities in the south and the east of the borough across Vigo, Cobham, Shorne and Higham struggle to access these health services.

Source: CDRC (2022). Access to Healthy Assets and Hazards Index. – Health Domain. Contains OS data © Crown copyright and database rights 2023.



Gravesham neighbourhoods by AHAH domain, 2022



3

GRAVESHAM'S PLACES

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Commercial Property: Overview

Gravesham has a small-sized commercial property market that services supports local office and retail demand and forms part of a wider industrial market along Thames Estuary network – particularly across transport & storage and construction.

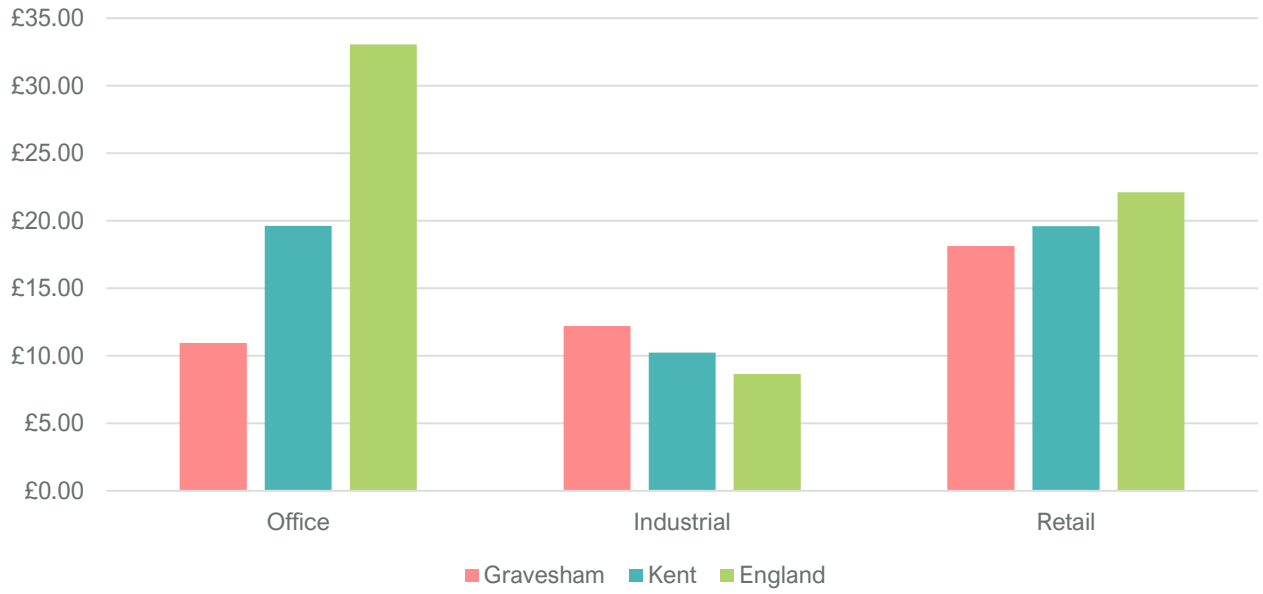
Given the relatively local nature of Gravesham's property market, vacancy rates across all property types are lower in Gravesham compared to Kent and England.

While vacancies are low, rents in Gravesham are also generally lower than in Kent and England, with industrial property the exception here. These strong industrial values reflect growth in the construction and transport & storage sectors over the past decade (see p.18-19), while industrial floorspace supply in Gravesham has not kept pace (202,860 sq ft or +8.2% growth in industrial floorspace since 2013).

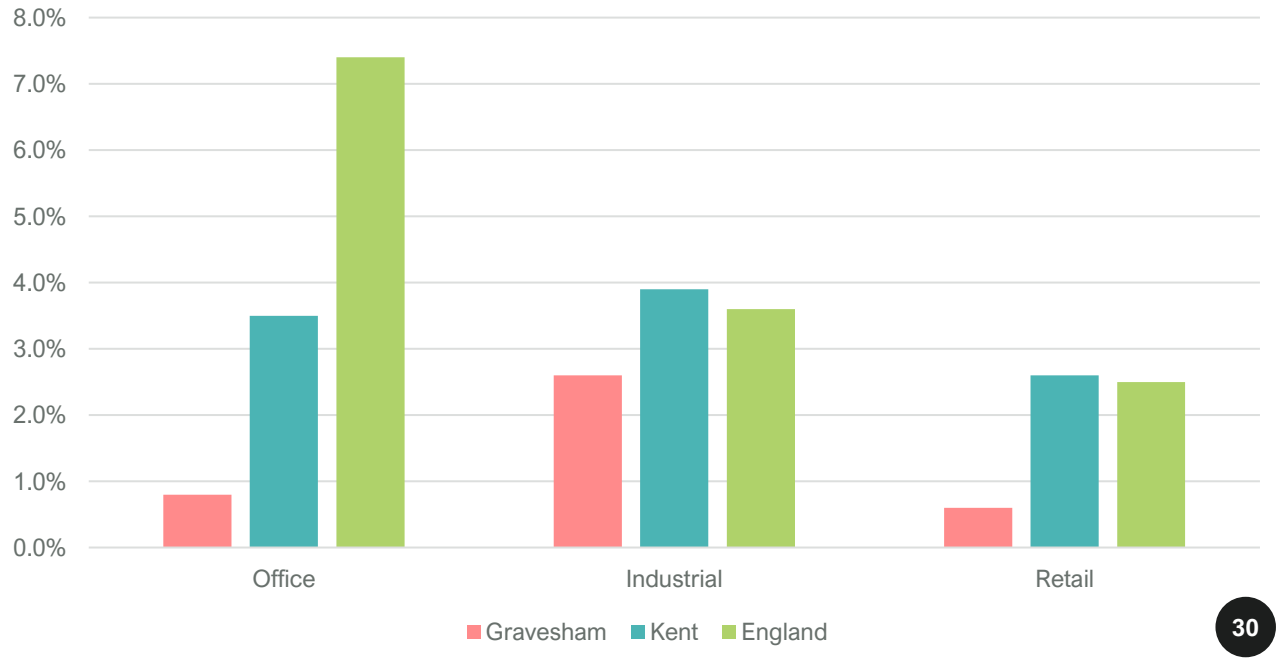
Meanwhile, Gravesham's office and retail sectors achieve lower rental values than Kent and England averages. This likely reflects the relatively local nature of demand for office stock and demonstrates the ways in which Gravesend town centre has been impacted by changes to the high street over recent years.

Source: CoStar (2023). Commercial Property Analytics.

Rental Values by Type (£/sq ft), 2023



Vacancy Rates (%) by Type, 2023



Town Centre Performance

Gravesend town centre is home to a historic core, has strong literary and historical connections, access to the River Thames and countryside. However, in recent years the town centre has faced several challenges:

- Loss of large floorplate anchor retailers (M&S Debenhams and BHS) causing blight
- Declining town centre footfall by 9% between 2016-2019 impacting vibrancy
- Competition from regional shopping centres (Bluewater, Lakeside and Westfield Stratford)

Gravesend is adapting – there has been an increase in the number of independent shops, particularly those offering retail and services that reflect the increasing diversity of the town's population, and an increase in experiential and leisure options on the high street. However, residents often are not aware of the range of activities on offer in Gravesend.

In 2022, the High Streets Task Force identified the need for improved town centre partnerships as the main barrier to the transformation of Gravesend.

Source: Gravesham Borough Council (2023). Annual Performance Reports 2019-2023; High Streets Task Force (2022). Unlocking Your Place Potential Report.

Gravesend Town Centre Performance, 2019-2023

Indicator	2019-20	2020-21	2021-22	2022-23
% Rate of vacant town centre retail properties	12%	9%	11%	13%
Average weekly town centre footfall	65,537	108,206	84,082	88,501
Total number of vacant commercial properties	186	237	208	200
Average weekly Borough Market footfall	3,798	6,885	6,087	5,698

Gravesend High Streets Task Force Recommendations Framework, 2022

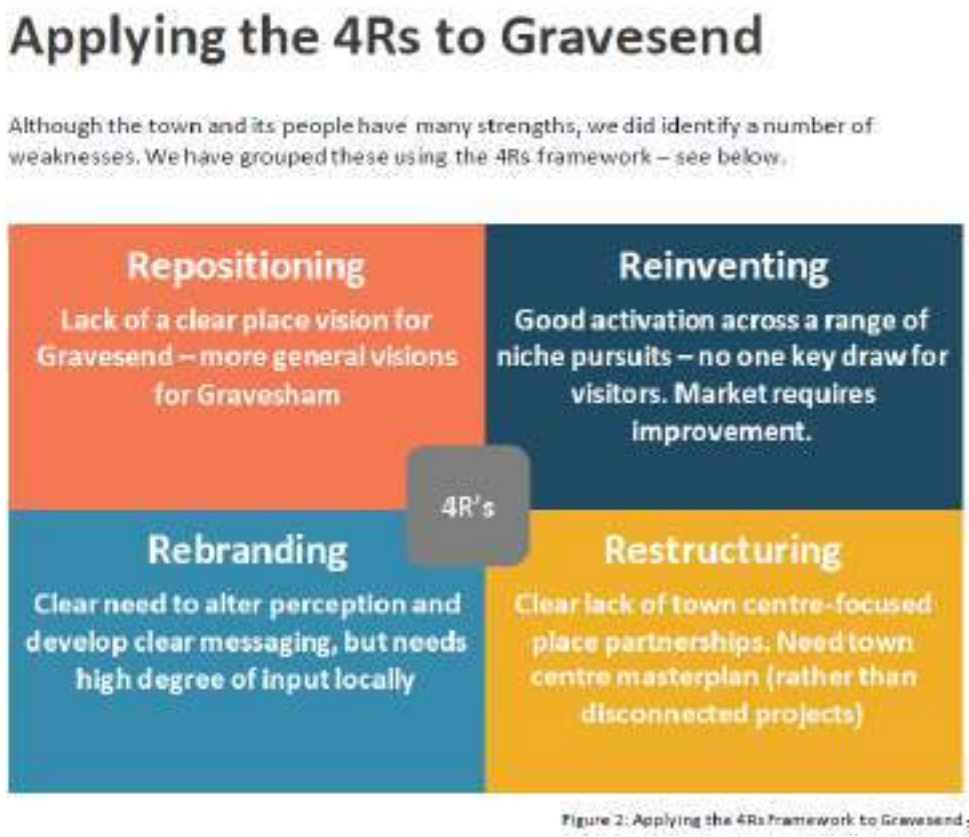

Applying the 4Rs to Gravesend
Although the town and its people have many strengths, we did identify a number of weaknesses. We have grouped these using the 4Rs framework – see below.
Repositioning
Lack of a clear place vision for Gravesend – more general visions for Gravesham
Reinventing
Good activation across a range of niche pursuits – no one key draw for visitors. Market requires improvement.
4R's
Rebranding
Clear need to alter perception and develop clear messaging, but needs high degree of input locally
Restructuring
Clear lack of town centre-focused place partnerships. Need town centre masterplan (rather than disconnected projects)

Figure 2: Applying the 4Rs framework to Gravesend

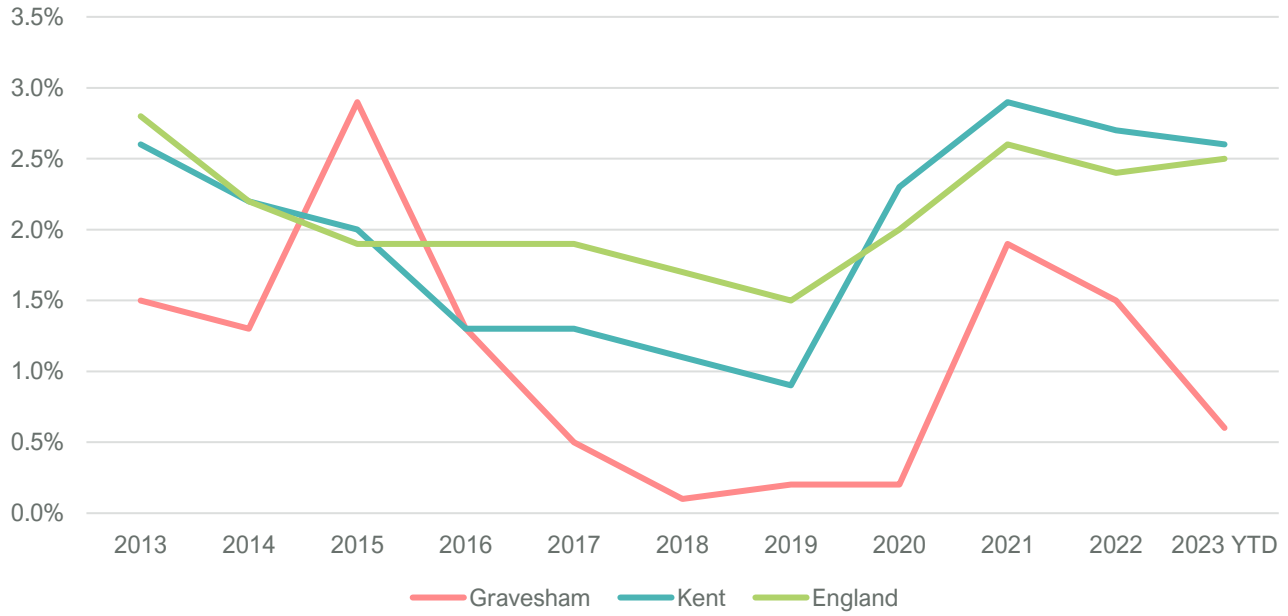
Commercial Property: Retail

There is around 2,550,860 sq ft of retail floorspace across 733 buildings in Gravesham in 2023.

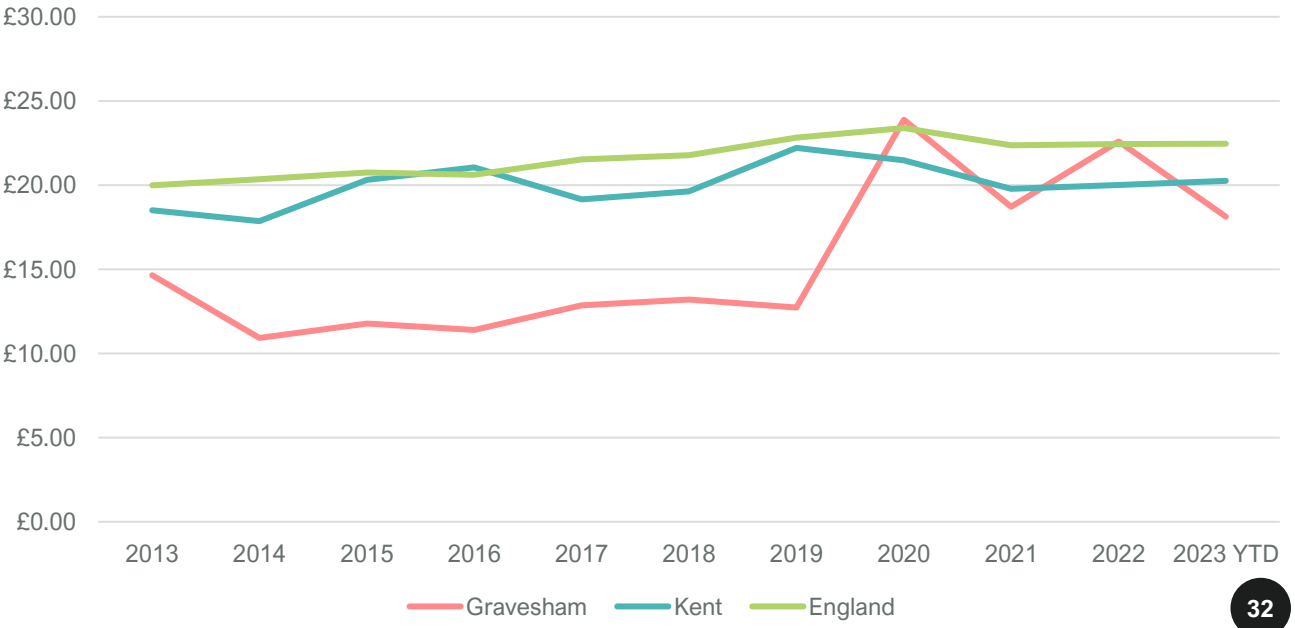
While vacancy rates in retail properties have been volatile in Gravesham relative to both Kent and England, the supply of retail floorspace in the borough has remained consistent by comparison. Between 2013 and 2023 Kent and England saw respective increases of 5.6% and 5.5% in retail floorspace, while Gravesham has seen an increase of just 0.7% over the same period.

Around 1% of the spike in vacancies from 0.2% in 2020 to 1.9% in 2021 can be accounted for by a 22,000 sq ft development being added to the Gravesham market, while demand for retail space fell due to the effect of the COVID-19 pandemic. This is reflected in the stagnation of retail rental rates since 2020.

Retail Property Vacancy Rates (%), 2013-23



Retail Property Rental Rates (£/sq ft), 2013-23



Source: CoStar (2023). Commercial Property Analytics.

Commercial Property: Office

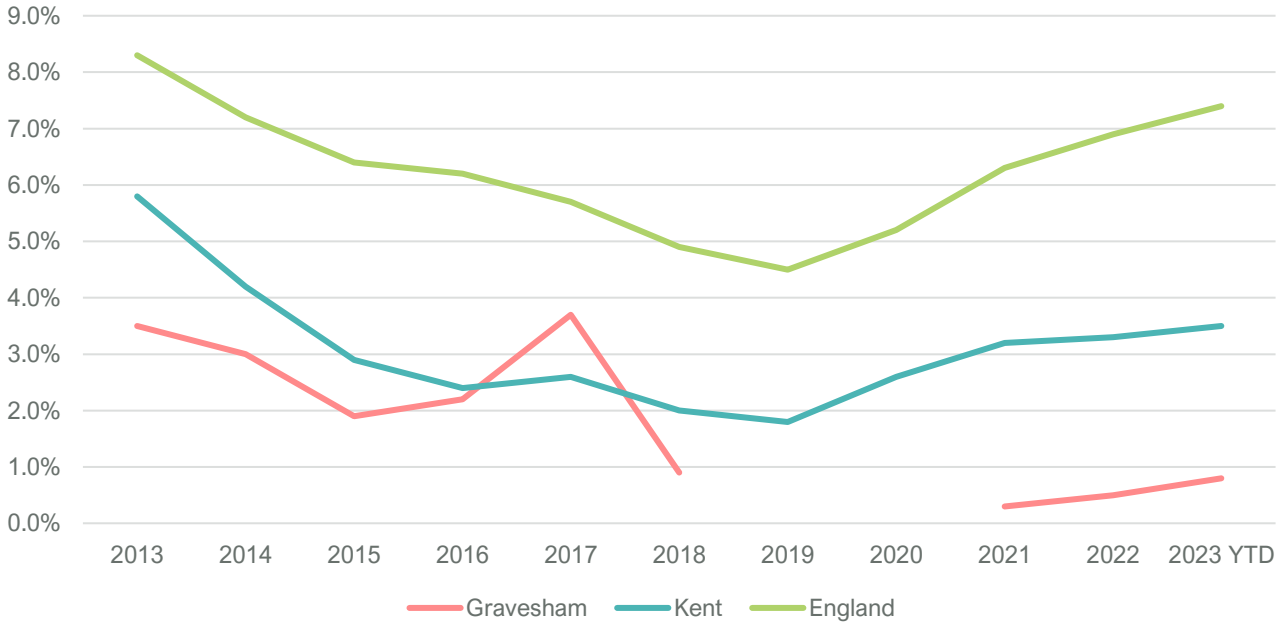
Gravesham has around 642,509 sq ft office floorspace across 117 buildings. While office vacancies in Gravesham are lower in 2023 compared to the spikes which occurred in the first half of the preceding decade, this reduction in vacancies has co-occurred with a contraction of office floorspace supply. Gravesham has lost around 43,000 sq ft of office floorspace over the past decade (-6.2%) which has been driven by demolition.

This accounts for the stagnation in office rental values between 2013 and 2023. Adjusting for inflation, this equates to a real-terms decrease of 22.8%. Another cause for this slump in demand could be attributed to a lack of suitable/quality office space capable of supporting a range of businesses, an issue highlighted in the Gravesham Economy and Employment Background Paper (2020).

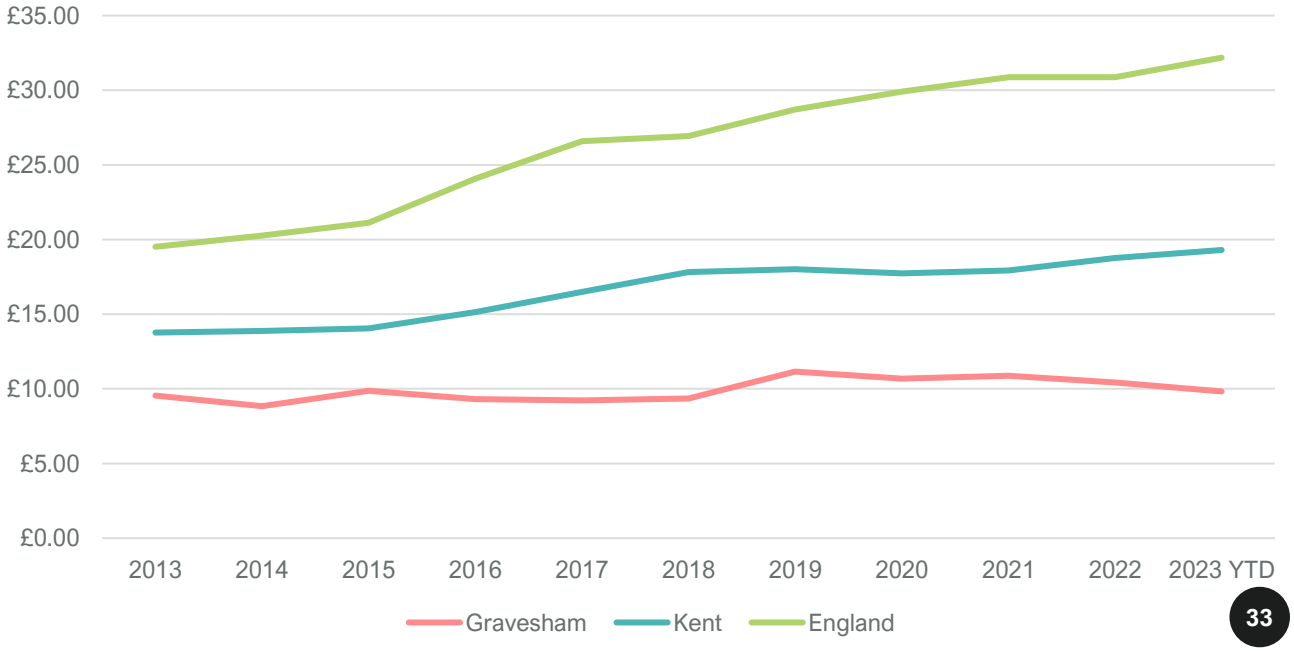
The effect of COVID-19 can also be seen here, as increased vacancy rates in Gravesham, Kent, and England reflect a decrease in demand for office floorspace due to hybrid and remote working patterns.

Note: Data for Gravesham was unavailable in 2019 and 2020.
Source: CoStar (2023). Commercial Property Analytics; Bank of England (2023). Inflation Calculator; GBC (2023). Gravesham Economy and Employment Background Paper.

Office Vacancy Rates (%), 2013-23



Office Rental Values (£/sq ft), 2013-23



Commercial Property: Industrial

While England and Kent's trends of decreased vacancies and increased rental rates reflect the nationwide pressure on the industrial property market, the Gravesham market is considerably more volatile.

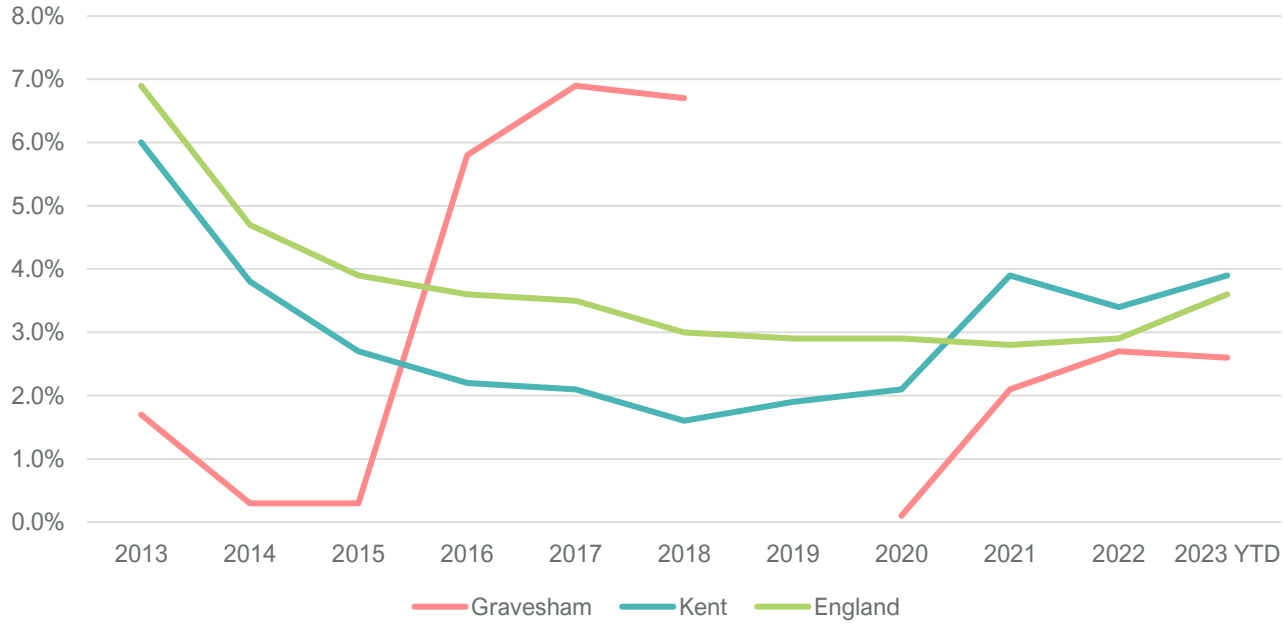
As referenced on p.34, the industrial sector has seen strong growth in Gravesham in recent years. Between 2012 and 2021, the construction sector has seen increases of 350 businesses and 1,250 employees, while the transport & storage sector has seen increases of 285 businesses and 1,250 employees.

Strong concurrent growth in rental rates is reflective of this increased demand for industrial floorspace, as rates have risen from £5.38/sq ft in 2013 to £11.49/sq ft in 2023 (a real-terms increase of 60%). Changes to permitted development rights, prioritising residential developments, may be hindering Gravesham's potential to facilitate the growth in the industrial sector (see p.17-18). Furthermore, the uptick in vacancies may be caused by a dearth of suitable industrial sites in the borough, rather than diminishing demand.

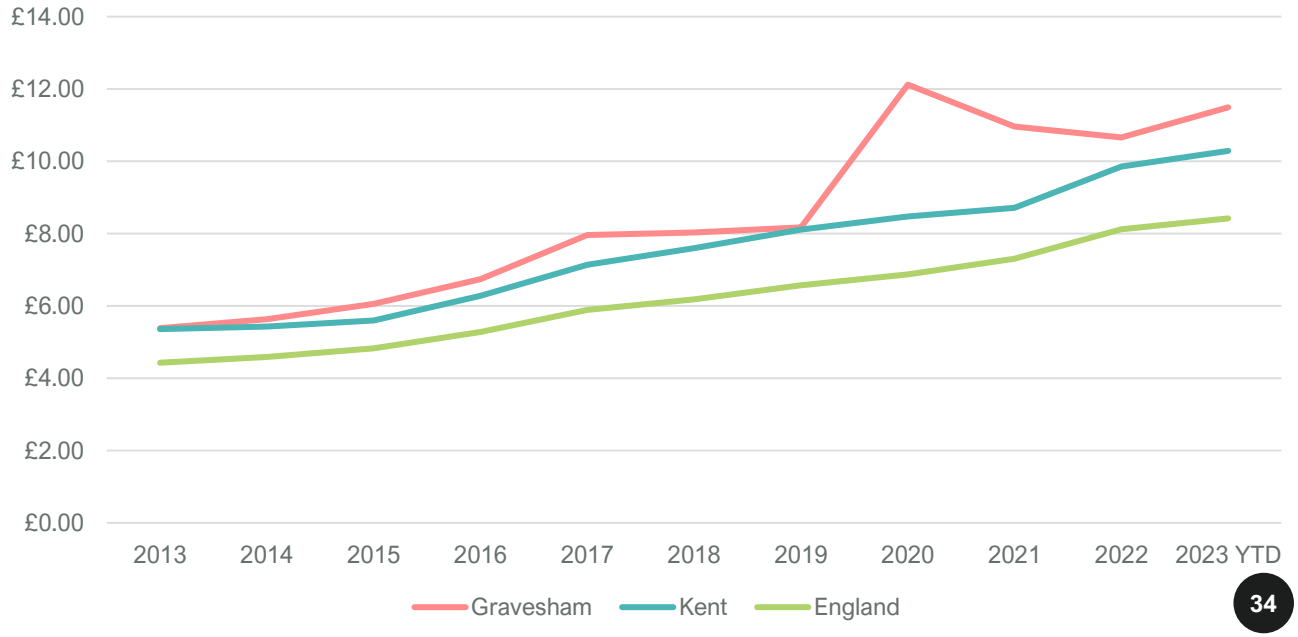
Note: Data for Gravesham was unavailable for 2019.

Source: CoStar (2023). Commercial Property Analytics; Bank of England (2023). Inflation Calculator.

Industrial Property Vacancy Rates (%), 2013-23



Industrial Property Rental Rates (£/sq ft), 2013-23



Crime

Overall, Gravesham & Dartford has lower levels of crime (107 offences per 1,000 residents) than Kent (112) but a higher proportion than the national average for England (85).

The most common types of criminal offence in Gravesham & Dartford are as follows:

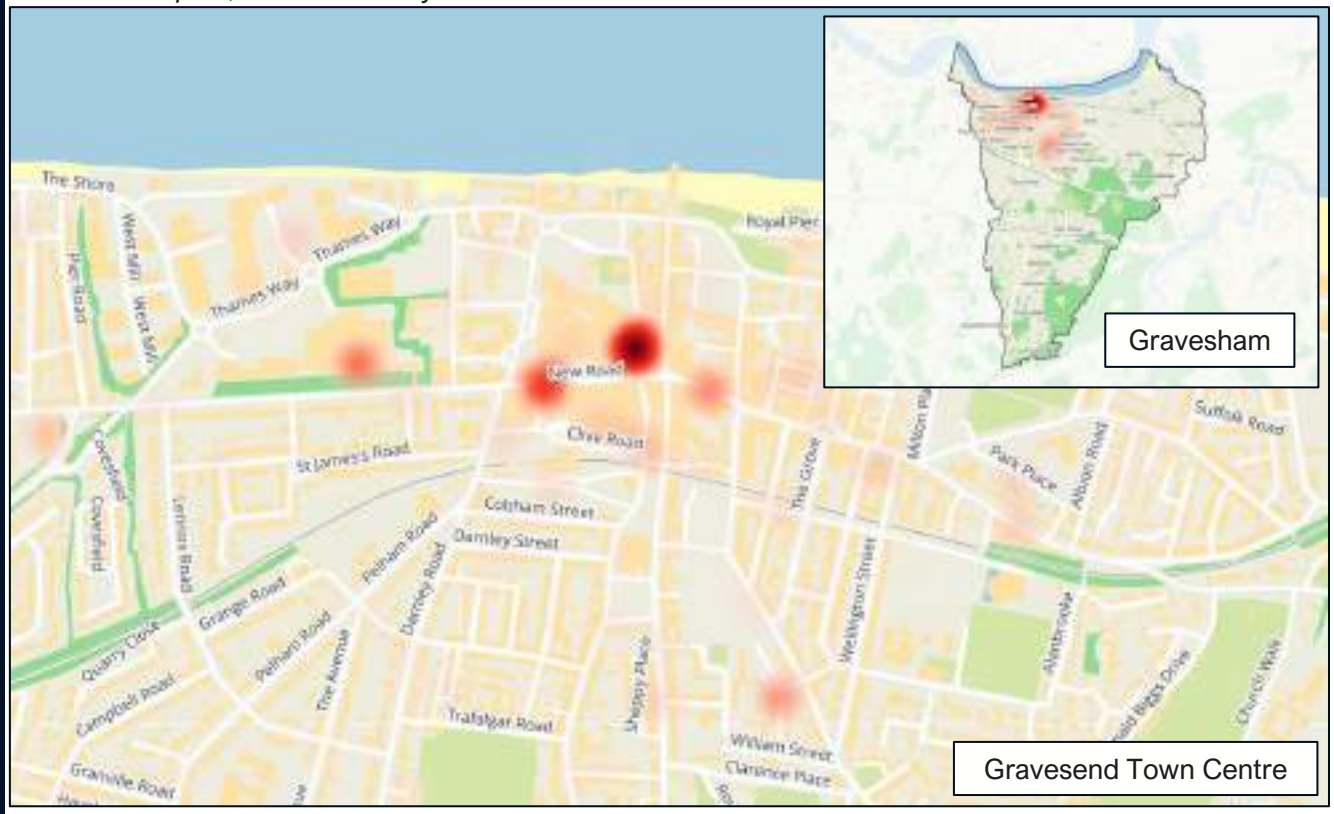
- Violence against the person (46 crimes per 1,000 residents)
- Theft (29 offences per 1,000 residents)
- Criminal damage and arson (13 offences per 1,000 residents)

Local area data suggests that Gravesend town centre is the most common location for criminal offences, particularly at the following locations:

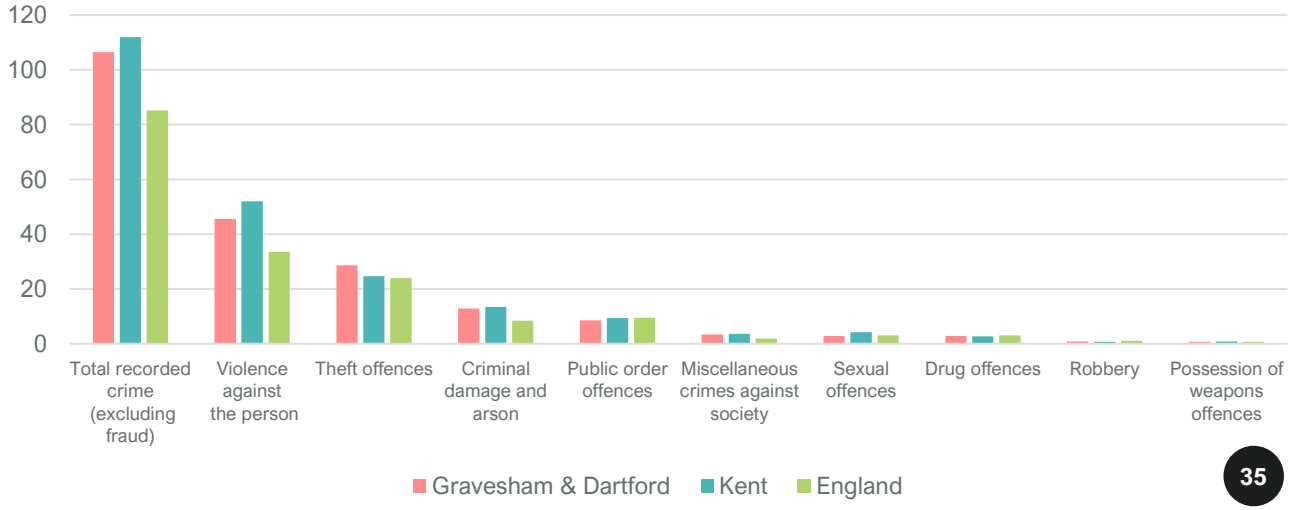
- Bath Street / Princess Street / St George's Shopping Centre
- New Road / Thames Gate Shopping Centre
- ASDA Thames Way

Source: ONS (2023). Crime in England & Wales, year ending December 2022 - Community Safety Partnership tables; Police.data.UK (2023). Contains OS data © Crown copyright and database rights 2023.

Crime Hotspots, June 2022-May 2023



Crimes per 1,000 of population by type, Jan-Dec 2022



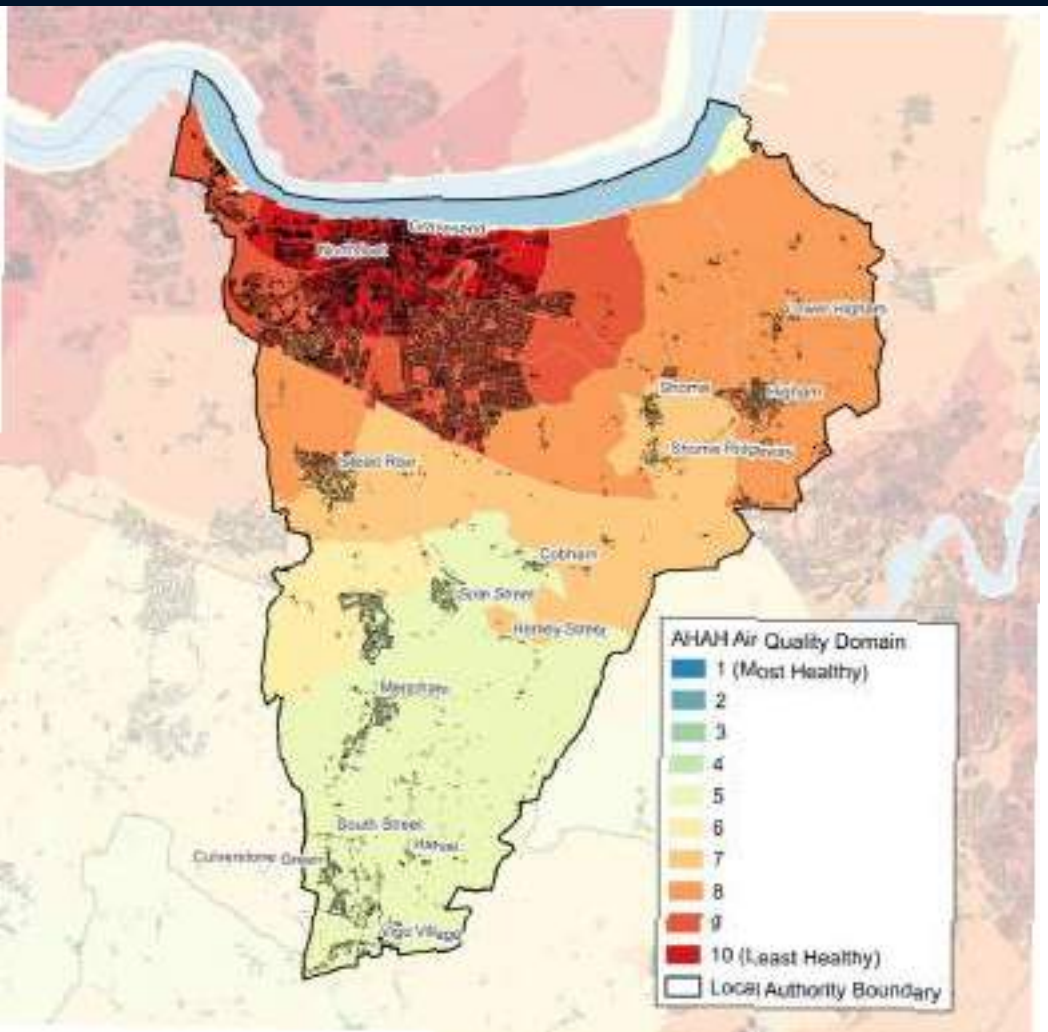
Air Quality

Source: CDRC (2022). Access to Healthy Assets and Hazards Index. – Air Quality Domain. Contains OS data © Crown copyright and database rights 2023.

Gravesham has four Air Quality Management Areas (AQMAs). These are:

1. A2 Trunk Road
2. Northleet Industrial Area
3. A227 Wortham Road and B261 Old Road West (Gravesend)
4. A226 One-way system (Gravesend)

Air quality challenges are therefore concentrated in the north of the borough in communities already suffering from socio-economic deprivation. The Lower Thames Crossing may also bring about additional congestion and air quality issues for the borough.



Gravesham Borough Air Quality Management Areas

AQMA	Description	Date Declared	Date Amended	Pollutants
Gravesham A2 AQMA	The A2 Trunk Road AQMA. An area extending either side of the length of the A2 within the borough.	01/01/2002	01/02/2012	Nitrogen dioxide NO_2 Particulate Matter PM_{10}
Northfleet Industrial Area AQMA	An area encompassing the Northfleet Industrial Area in Gravesham.	01/01/2002		Particulate Matter PM_{10}
Gravesham A227 Wrotham Road/ B261 Old Road West AQMA	An area encompassing the junction of the A227 Wrotham Road and B261 Old Road West extending south to a point just beyond the Woodlands Restaurant.	01/04/2005		Nitrogen dioxide NO_2
Gravesham A226 One-way system AQMA	An area incorporating the entirety of the A226 One-way system in Gravesend.	01/04/2005		Nitrogen dioxide NO_2

4

GRAVESHAM'S HOUSING

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Housing Quality

37% of Gravesham's households are renters, which is above the average for Kent (33%) and England (33%) but slightly below the average for the South East (38%).

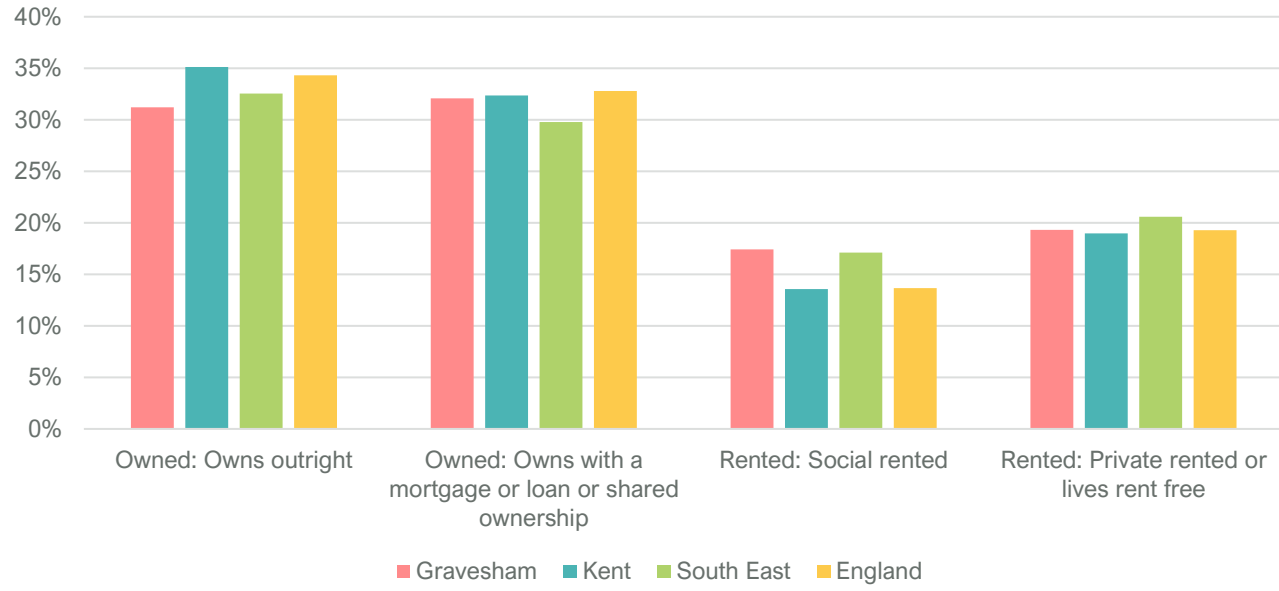
Conversely, 63% of households own their property, with 32% of all households owning with a mortgage or shared ownership subject to the impacts of inflation.

Housing over-occupancy levels are higher overall (6% households) in Gravesham than Kent (4%), the South East (3%) and England (4%). This means that Gravesham's residents are not necessarily living in accommodation optimal for their household size.

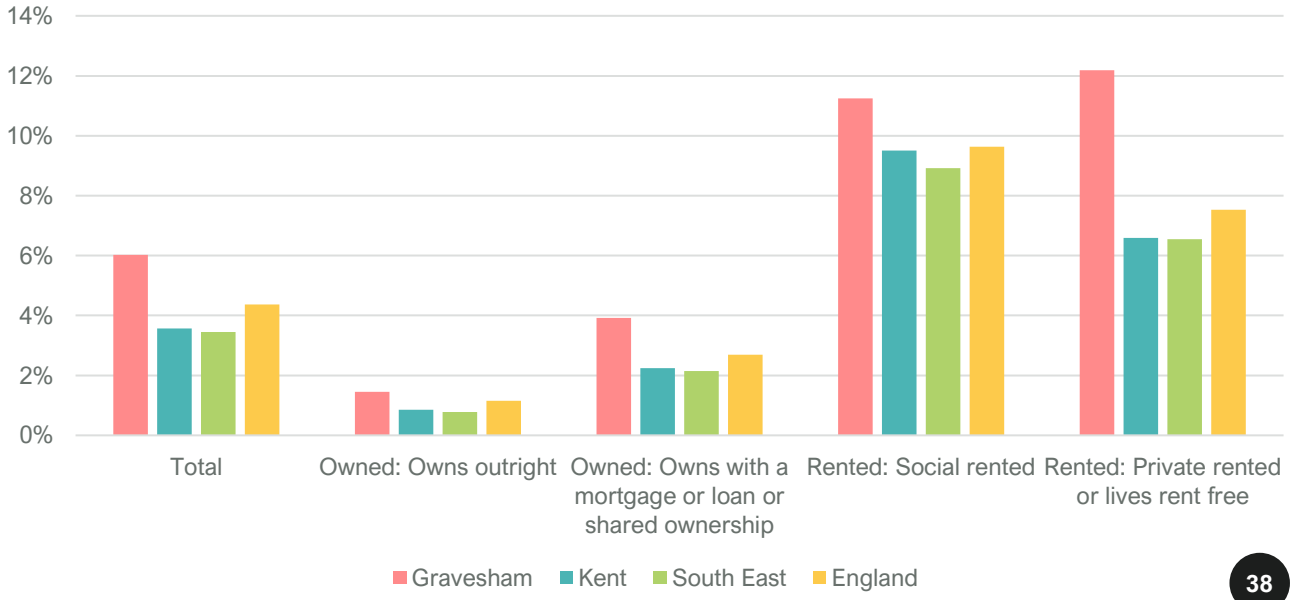
Over-occupancy is particularly high in Gravesham's rental sector, with 11% of social rented accommodation over-occupied and 12% of Gravesham's private rented accommodation over-occupied.

Source: ONS (2021). Census 2021. Household Composition by Tenure.

Households by Tenure, 2021



Housing Over-Occupancy by Tenure, 2021



Housing Costs

Average house prices in Gravesham are £336k which is slightly lower than the average for Kent (£367k) but higher than England (£306k).

House prices are higher in Gravesham than Kent for detached, semi-detached and terraced properties. However, flats and maisonettes are priced lower than both Kent and England which may link to quality and availability.

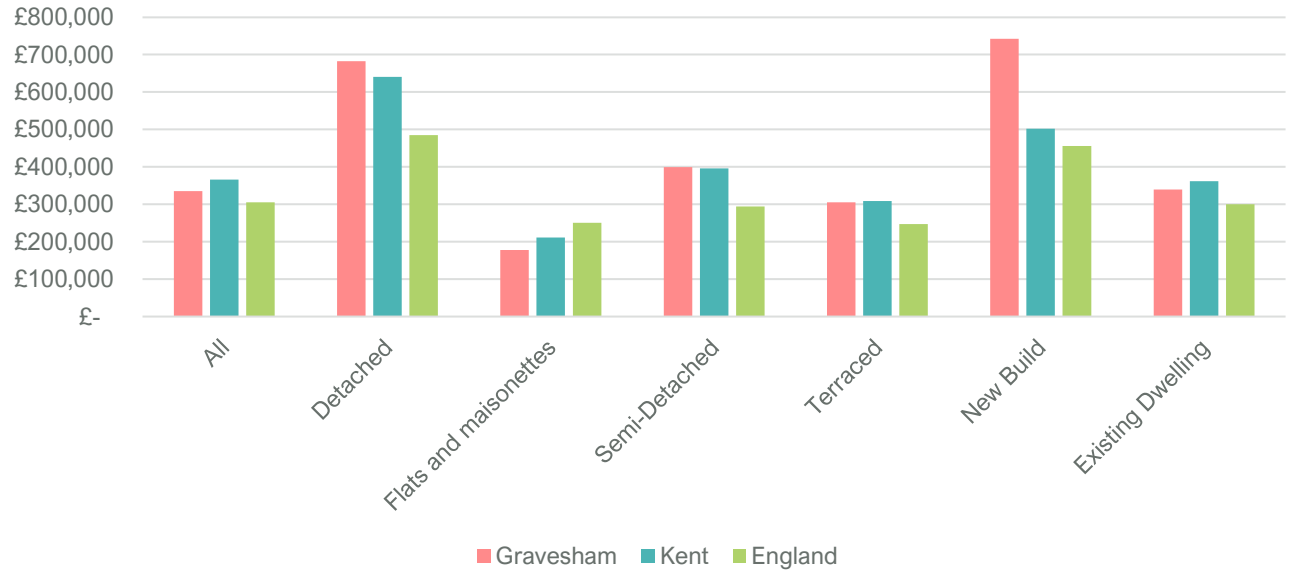
New build properties attract higher values in Gravesham (£742k) than Kent (£502k) and England (£456k). New builds also attract significantly more than existing dwellings (£339k).

Private rental statistics indicate that median rental costs are higher in Gravesham than Kent overall for all properties with the exception of four or more bedrooms. Gravesham's private rental costs are also above the national average for all property sizes.

Higher rental costs mean that Gravesham's residents are more likely to be exposed to cost of living impacts related to housing costs and rent increases.

Source: HM Land Registry (2023). UK House Price Index; VOA (2021). Private Rental Market Statistics April 2022 – March 2023.

House Prices by Type, 2023



Private Rental Values by Property Size, 2022-23

Housing Affordability

According to the Gravesham Place Lens Assessment, the borough currently has an affordable housing waiting list of 846 households.

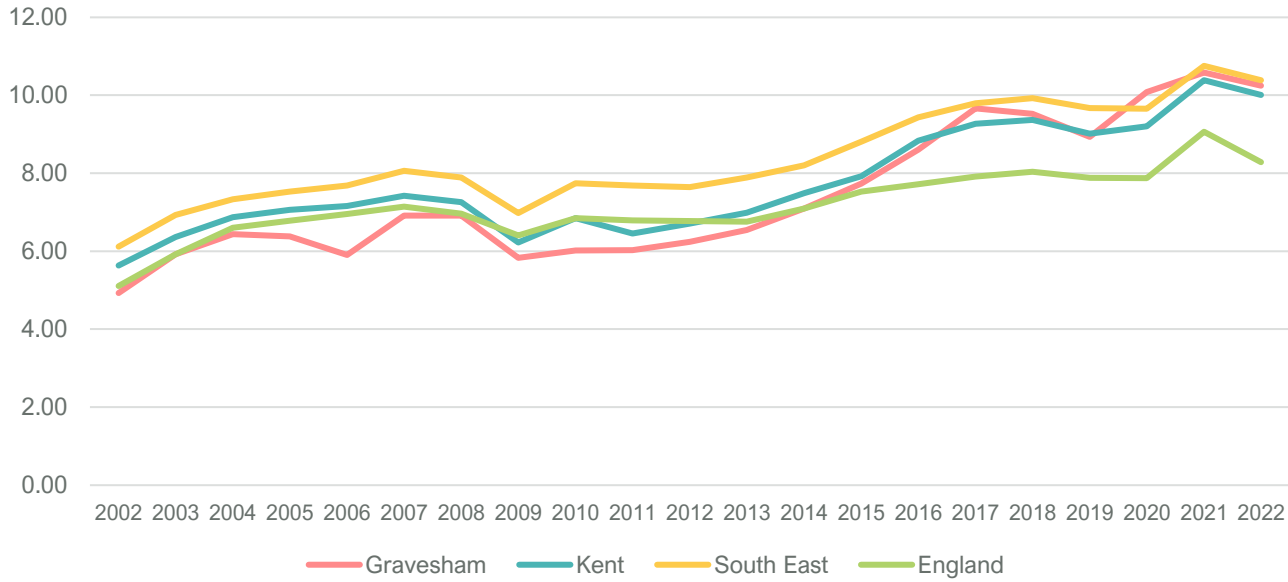
The number of people accessing the Housing Options services at the council has increased from 1,447 in 2019-20 to 1,904 – an increase of 31% to March 2023. The number of people in temporary accommodation has also increased from 100 in March 2020 to 207 in March 2023 (equivalent to 107% increase).

House prices in Gravesham are 10.2x average resident earnings and 10.3x average workplace earnings – higher than the average for Kent and England, but slightly below the average for the South East.

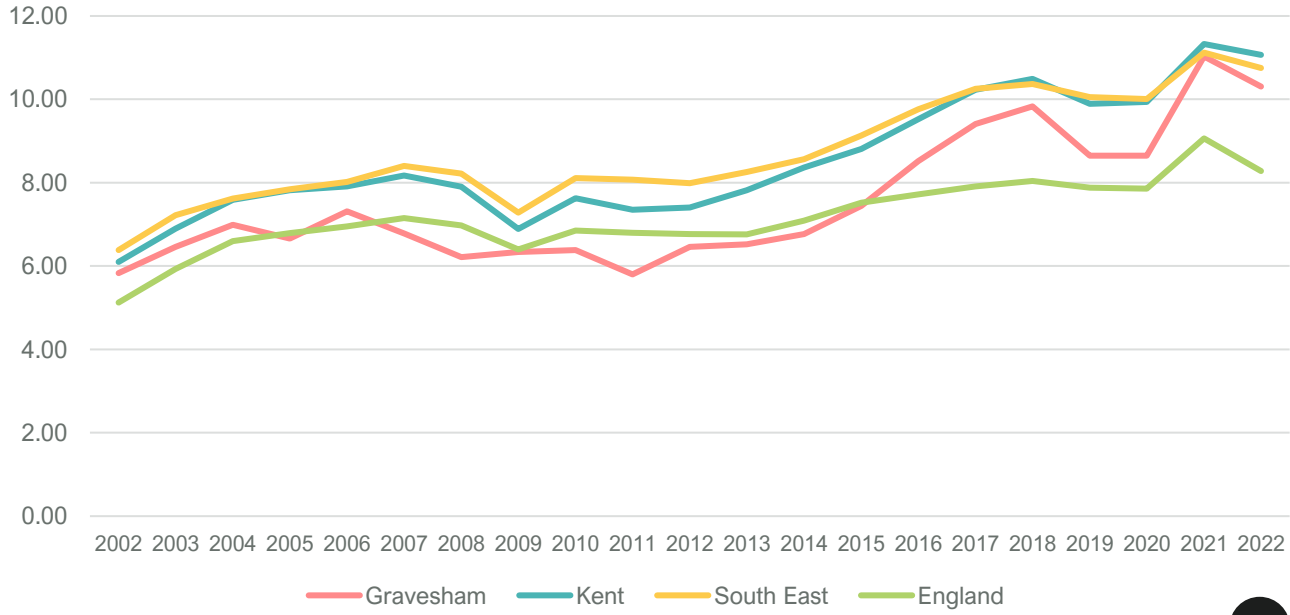
Housing unaffordability has increased over time – this suggests that local housing options are increasingly out of reach for many of Gravesham's residents.

Sources: Gravesham Borough Council (2023); ONS (2023). House price to residence-based earnings ratio; ONS (2023). House price to workplace-based earnings ratio.

Median house price to resident earnings ratio, 2004-2022



Median house price to workplace earnings ratio, 2004-2022



Housing Delivery

Source: ONS (2021). Census 2021; GBC (2020). Housing Delivery Action Plan. GBC (2023). Five Year Housing Land Supply Statement.

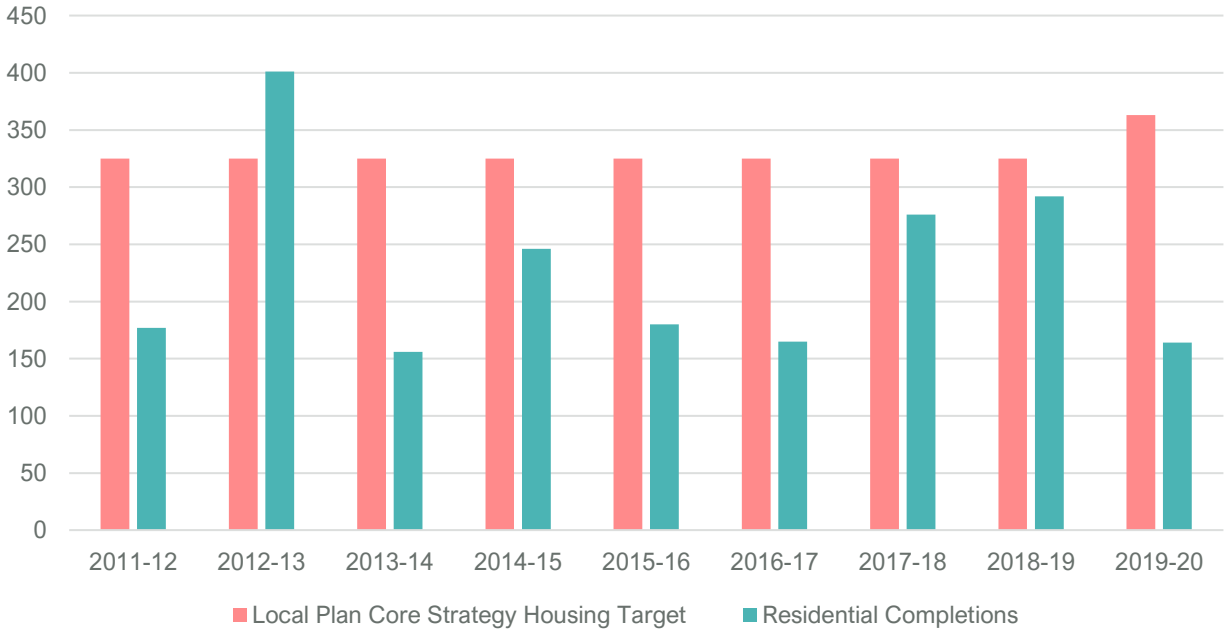
Housing Delivery Record

Gravesham's Local Plan Core Strategy sets out a housing delivery target of at least 6,170 homes for the period April 2011 to March 2028. Gravesham has only met or exceeded its annual target once in (2012-2013). The 2020-2036 target is set as 10,480 dwellings equivalent to an annual rate of 655 dwellings per annum. The borough's current 5-year land supply demonstrates a supply of only 2,574 dwellings between 2020-2025, which is equivalent to 3.27 years of need.

Supply Side Constraints

Gravesham's housing supply depends on a small number of sites to deliver a large number of homes. These large sites are predominantly in Gravesend and Northfleet and are predominantly on brownfield land: Northfleet Embankment West, Cable Wharf, Albion Waterside, The Charter, St Georges Phase 2, former Gravesend Police Station, former Maternity Block, Clifton Slipways. The bulk of these sites fall in areas with a lack of a track record of sales or where median house prices are lower than the Gravesham average.

Net dwellings completed in Gravesham, 2011-2020



Ebbsfleet Development Corporation

A significant proportion of Gravesham's housing delivery is to be delivered by Ebbsfleet Development Corporation (EDC).

The EDC aim is to deliver up to 15,000 homes and 30,000 new jobs across North Kent. The EDC is also to take forward a core infrastructure programme to deliver gas and electricity networks, telecoms, water services and highways required to support this growth.

The EDC have recently purchased the land which constitutes Ebbsfleet Central (area including Dartford and Gravesham) and preparing a masterplan to bring forward mixed-use development. EDC submitted an outline planning application for the first phase of new development in Ebbsfleet Central, around Ebbsfleet International Railway Station.

Demand Side Constraints

Population projections demonstrate a clear housing need across the borough. However, there is an affordability issue as wages have not kept pace with house prices locally.

Greater economic uncertainty in recent years (COVID-19 pandemic, cost of living, energy crisis and inflation) have added additional costs to construction and development that is rendering potential projects riskier to develop.

5

COST OF LIVING

BACK TO CONTENTS

Household Impact Scenario 1

Source: PRD (2023). Cost of Living: Household Impact Calculator. Available at: https://prdweb.co.uk/cost-of-living-calculator/

PRD's cost of living calculator can help to understand the impact of the cost of living crisis on Gravesham households.

Using benchmark earnings data for different occupations from the ONS it is possible to understand the 'real' income leftover at the end of each month, once all essential costs have been considered.

disposable income will mean that there is less money for residents to spend in local town centres and high streets.

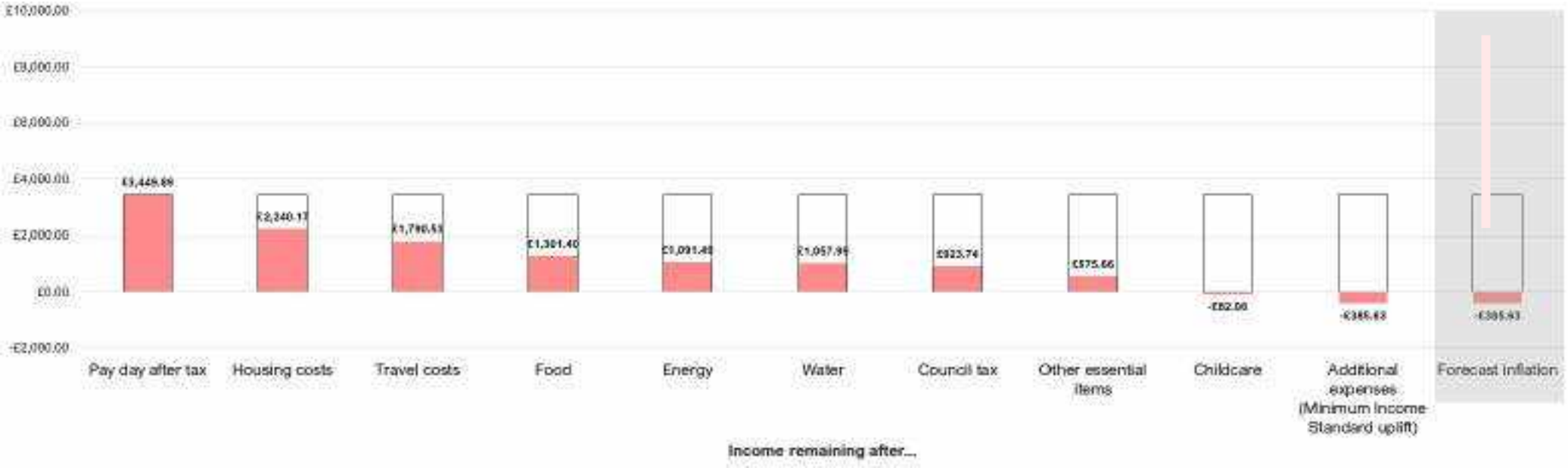
The modelling suggests that most households could have no money leftover at the month. Four different scenarios are explored over the final few pages of this report.

- Cohabitating couple: Carer and machine operative
- Annual earnings: £22k and £31k
- Children aged 2 and 7: paying for nursery (PT) and afterschool club
- Private renting a 3-bedroom house

12,115 households in Gravesham have dependent children

37% of households in Gravesham rent

9.4% work in caring, leisure and services **3.2%** work in process, plant and machine operations



Additional essential expenditure required to live in Gravesham as defined by Minimum Income Standards research 2021. It includes expenditure on things like social and cultural participation, personal goods and services and clothing.

Household Impact Scenario 2

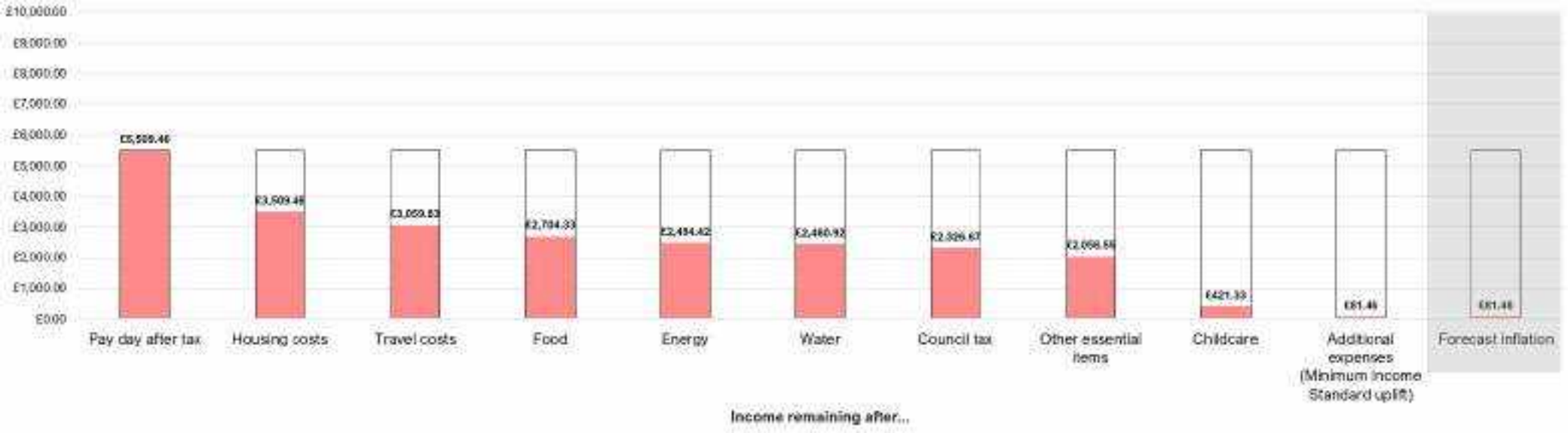
Source: PRD (2023). Cost of Living: Household Impact Calculator. Available at: https://prdweb.co.uk/cost-of-living-calculator/

- Cohabitating couple: Doctor and teacher
- Annual earnings: £52k and £35k
- Children aged 2 and 4: paying for childcare (FT)
- Mortgage for a 3-bedroom house (£2k pcm)

12,115 households in Gravesham have dependent children

32% of households in Gravesham have a mortgage

14.5% work in professional occupations



Additional essential expenditure required to live in Gravesham as defined by Minimum Income Standards research 2021. It includes expenditure on things like social and cultural participation, personal goods and services and clothing.

Household Impact Scenario 3

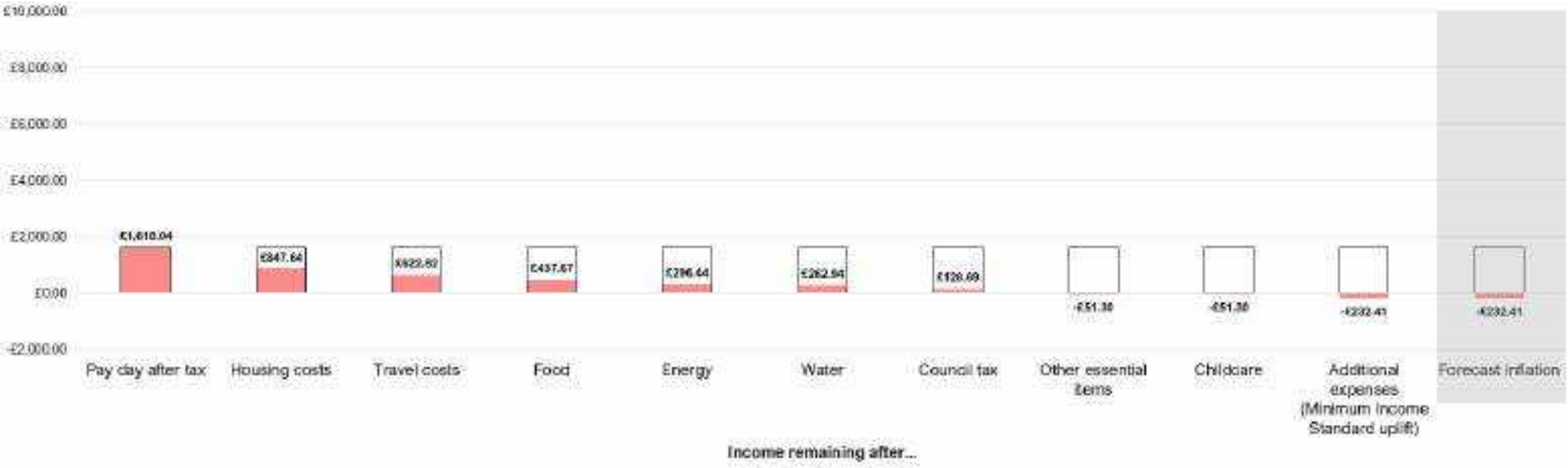
Source: PRD (2023). Cost of Living: Household Impact Calculator. Available at: https://prdweb.co.uk/cost-of-living-calculator/

- Single person: Elementary trades
- Annual earnings: £24k
- No children
- Private renting a 1-bedroom flat

11,212 households in Gravesham are single person

37% of households in Gravesham rent

13.0% work in elementary occupations



Additional essential expenditure required to live in Gravesham as defined by Minimum Income Standards research 2021. It includes expenditure on things like social and cultural participation, personal goods and services and clothing.

Household Impact Scenario 4

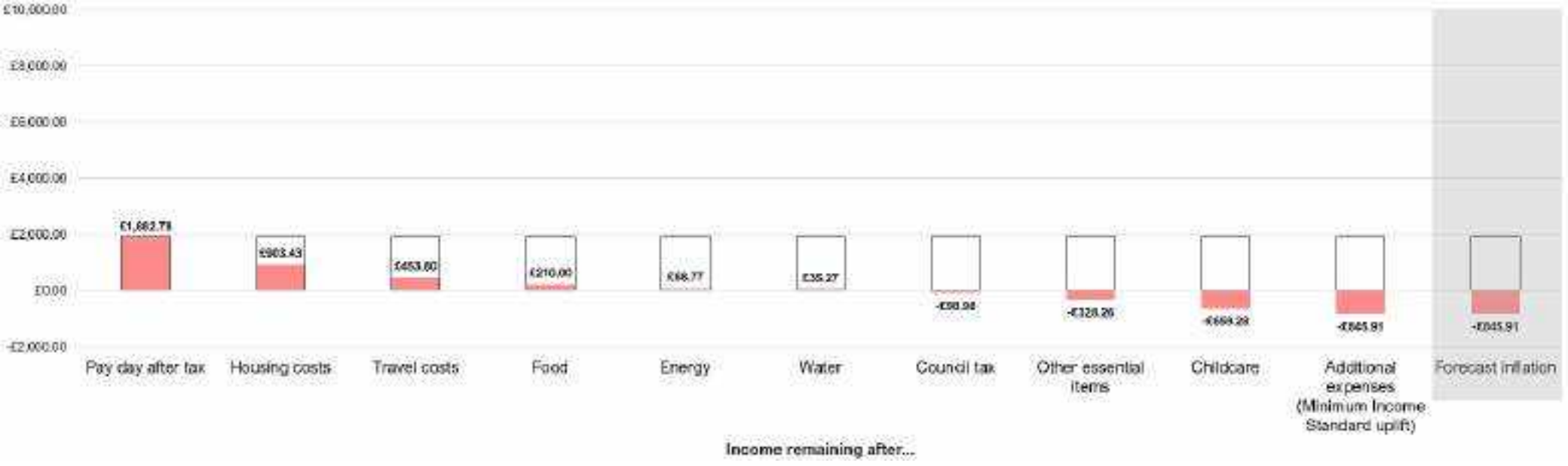
Source: PRD (2023). Cost of Living: Household Impact Calculator. Available at: https://prdweb.co.uk/cost-of-living-calculator/

- Single person: Administration
- Annual earnings: £29k
- Child aged 6: paying for after school club
- Private renting a 2-bedroom house

12,115 households in Gravesham have dependent children

37% of households in Gravesham rent

11.5% work in administrative occupations



Additional essential expenditure required to live in Gravesham as defined by Minimum Income Standards research 2021. It includes expenditure on things like social and cultural participation, personal goods and services and clothing.

prdweb.co.uk

Partnering Regeneration Development Ltd
Unit 1, 47A Great Guildford Street, London, SE1 0ES

[redacted]

OFFICIAL

From: Transport Secretary <transportsecretary@dft.gov.uk>
Sent: 05 March 2025 14:16
To: [redacted]
Cc: POCorrespondence <POCorrespondence@dft.gov.uk>
Subject: Fw: Lower Thames Crossing

OFFICIAL

MC for SoS?

Transport Secretary
Secretary of State for Transport,

, Great Minster House, 33 Horseferry Road, London, SW1P 4DR

Follow us on X @transportgovuk

OFFICIAL

From: [redacted]
Sent: 05 March 2025 14:09
To: Transport Secretary <transportsecretary@dft.gov.uk>
Subject: Fwd: Lower Thames Crossing

Heidi Alexander MP
Member of Parliament, Swindon South (Labour)

[redacted]

From: [redacted]
Sent: Tuesday, March 4, 2025 17:39
To: [redacted]
Subject: Lower Thames Crossing

Dear Heidi,

I hope this finds you well.

Apologies for reaching out via your private email address – I would be happy to email your DfT inbox if that's better!

This is a non-public letter, really to help frame the asks that could make the LTC slightly more agreeable to the residents of Gravesham. I will remain opposed to the scheme, but I do want to work constructively for the benefit of my residents.

I hope we can meet and discuss.

With kind regards,

Lauren

Dr Lauren Sullivan MP
Member of Parliament for Gravesham
House of Commons, Palace of Westminster, London SW1A 0AA
[redacted]

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